

HoldenCopley

PREPARE TO BE MOVED

Norbett Road, Arnold, Nottinghamshire NG5 8EA

Guide Price £200,000 - £220,000

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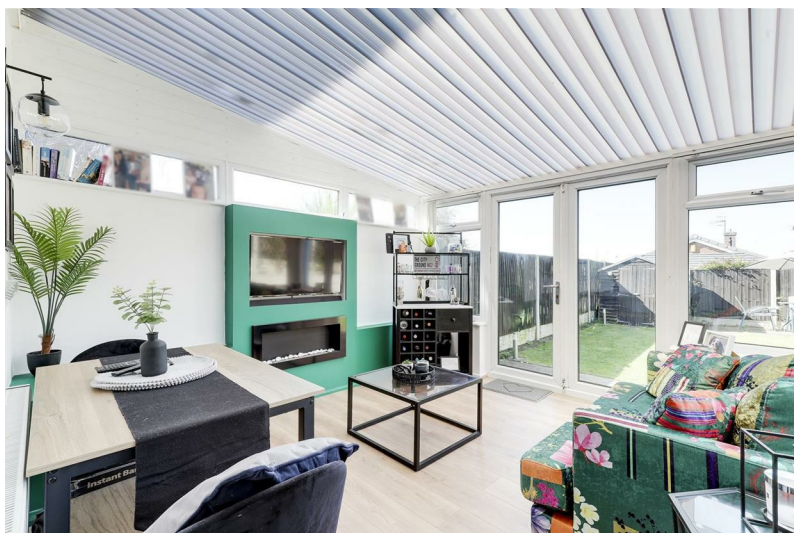


GUIDE PRICE £200,000 - £215,000

BEAUTIFULLY PRESENTED THROUGHOUT...

This beautifully presented two-bedroom semi-detached home is the perfect choice for a first-time buyer looking to move straight in. Ideally located in a popular area, it offers easy access to a variety of local amenities, including shops, excellent transport links, and great school catchments. The ground floor welcomes you with a hallway leading into a reception room, complete with a feature fireplace. The modern fitted kitchen provides ample space for cooking and dining, while the conservatory, featuring a built-in media wall and a wall-mounted feature fireplace, offers a cosy retreat. A convenient W/C completes the ground floor. Upstairs, the property boasts two well-sized bedrooms and a contemporary shower room, featuring a walk-in shower and access to the loft for additional storage. Externally, the home benefits from a driveway at the front for off-road parking. To the rear, a private enclosed garden provides the perfect outdoor space, featuring two patio areas, a well-maintained lawn, and a useful shed for extra storage. With its stylish interiors, modern features, and excellent location, this home offers a fantastic opportunity for buyers seeking comfort, convenience, and move-in-ready living.

MUST BE VIEWED





- Semi-Detached House
- Two Bedrooms
- Modern Fitted Kitchen
- Reception Room & Conservatory
- Ground Floor W/C
- Contemporary Shower Room
- Off-Road Parking
- Private Enclosed Rear Garden
- HIVE Smart Heating
- Popular Location





GROUND FLOOR

Hallway

The hallway has oak laminate flooring, carpeted stairs, a radiator and a single composite door providing access into the accommodation.

Living Room

12'4" x 12'3" (3.77 x 3.75)

The living room has a UPVC double-glazed window to the front elevation, oak laminate flooring, a radiator, a feature fireplace with a decorative surround, wall-mounted light fixtures and coving.

Kitchen

12'4" x 8'4" (3.78 x 2.56)

The kitchen has a range of fitted gloss handleless base and wall units with worktops, an integrated oven, a hob with an extractor hood, a sink and a half with a drainer and a swan neck mixer tap, space and plumbing for a washing machine, space for a fridge-freezer, oak laminate flooring, a radiator, a built-in cupboard, recessed spotlights, coving, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access into the conservatory.

Conservatory

11'8" x 11'6" (3.58 x 3.51)

The conservatory has UPVC double-glazed windows to the side and rear elevations, oak laminate flooring, a radiator, wall-mounted light fixtures, a built-in media wall, a wall-mounted feature fireplace, a polycarbonate roof and a single UPVC door providing access out to the garden.

W/C

4'7" x 3'2" (1.41 x 0.97)

This space has a low level flush W/C, tiled flooring, a radiator and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, access into the loft via a drop-down ladder, recessed spotlights and provides access to the first floor accommodation.

Master bedroom

12'5" x 9'4" (3.80 x 2.86)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring and a radiator.

Bedroom Two

9'6" x 7'10" (2.90 x 2.40)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and panelled walls.

Shower Room

7'0" x 6'5" (2.15 x 1.98)

The shower room has a low level flush W/C, a wall-mounted wash basin with fitted storage, a walk in shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, laminate flooring, tiled walls, a heated towel rail, a built-in cupboard, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a driveway and a single wooden gate providing rear access.

Rear

To the rear is a private enclosed garden with a fence panelled boundary, courtesy light, an outdoor tap, two patios, a lawn and a shed.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – All 4G, most 5G & some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

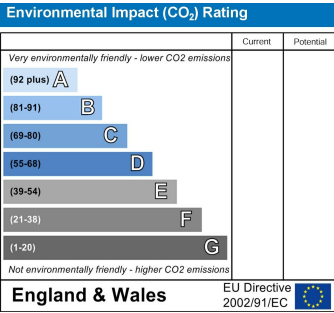
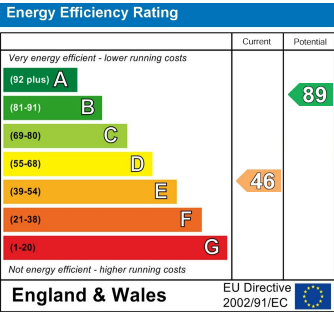
The vendor has advised the following:

Property Tenure is Freehold

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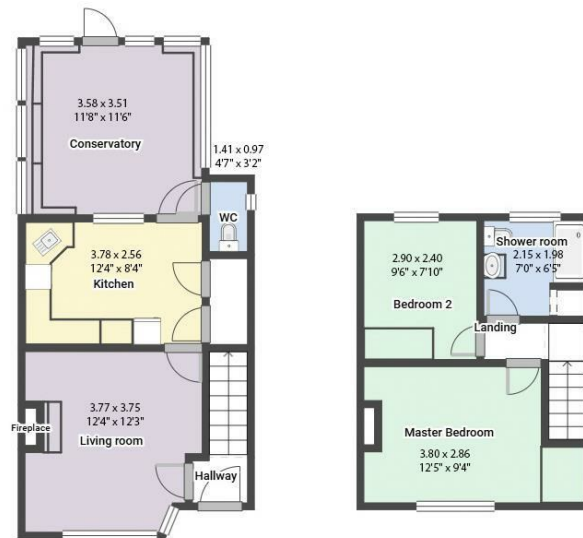
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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