

HoldenCopley

PREPARE TO BE MOVED

Harpole Walk, Arnold, Nottinghamshire NG5 8LJ

Guide Price £200,000

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GUIDE PRICE £200,000 - £220,000

NO UPWARD CHAIN...

This spacious semi-detached home is nestled in a highly sought-after location, offering easy access to reputable schools, local shops, and excellent transport links, making it an ideal choice for a variety of buyers. Whether you're a growing family or looking to create your dream home, this property provides plenty of potential to make it your own. The ground floor welcomes you with a porch leading into a well-proportioned hallway, complete with a convenient ground floor W/C and in-built storage cupboards. The fitted kitchen offers ample workspace and practical functionality, while the generously sized living room provides a cosy yet spacious atmosphere, featuring double French doors that open into the conservatory. The conservatory, bathed in natural light, extends the living space further, with its own set of French doors leading out to the rear garden, perfect for entertaining or simply enjoying the outdoors. On the first floor, the property boasts four well-proportioned bedrooms, three of which benefit from fitted wardrobes, providing excellent storage options. The family bathroom features a three-piece suite. Outside, to the front, there is a low-maintenance courtyard with side access to the rear garden. The enclosed rear garden offers a variety of features, including a patio area for outdoor dining, a tranquil pond adding a touch of serenity, a practical shed, and an outbuilding for additional storage. Gated access ensures privacy while adding to the convenience of the outdoor space.

MUST BE VIEWED





- Semi Detached House
- Four Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Conservatory
- Three-Piece Bathroom Suite & Ground Floor W/C,
- Enclosed Rear Garden
- No Upward Chain
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Porch
6'1" x 5'10" (1.86m x 1.79m)

Hall
13'3" x 3'1" (4.04m x 0.95m)
The hall has wood-effect flooring, carpeted stairs, a radiator, a dado rail, two in-built cupboards, and a UPVC door providing access into the accommodation.

W/C
3'5" x 6'5" (1.06m x 1.96m)
This space has a UPVC double glazed obscure window to the front elevation, a concealed dual flush W/C, a vanity-style wash basin, a radiator, partially tiled walls, and wood-effect flooring.

Kitchen
13'1" x 9'1" (4.01m x 2.77m)
The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated double oven, a gas ring hob and extractor fan, space and plumbing for a washing machine, space for a dining table, tiled splashback, wood-effect flooring, two UPVC double glazed windows to the side and front elevation.

Living Room
19'6" x 11'7" (5.96m x 3.55m)
The living room has a UPVC double glazed window to the rear elevation, a dado rail, coving to the ceiling, two radiators, a feature fireplace with a stone effect surround, a TV point, wood-effect flooring, and double French doors opening to the conservatory.

Conservatory
5'8" x 17'7" (1.74m x 5.37m)
The conservatory has tiled flooring, a radiator, UPVC double glazed windows to the rear elevation, a Polycarbonate roof, and double French doors opening to the rear garden.

FIRST FLOOR

Landing
5'9" x 5'8" (1.77m x 1.73m)
The landing has carpeted flooring, an in-built cupboard, access into the boarded loft via a pull down ladder with lighting, and access to the first floor accommodation.

Master Bedroom
11'10" x 10'0" (3.63m x 3.05m)
The main bedroom has a UPVC double glazed window to the rear elevation, a radiator, a range of fitted furniture including wardrobes and overhead cupboards, and wood-effect flooring.

Bedroom Two
9'2" x 11'4" (2.81m x 3.47m)
The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, a range of fitted furniture including wardrobes, overhead cupboards and a dressing table, and wood-effect flooring.

Bedroom Three
7'2" x 11'0" (2.18m x 3.35m)
The third bedroom has a UPVC double glazed window to the front elevation, a radiator, and wood-effect flooring.

Bedroom Four
8'2" x 7'2" (2.49m x 2.19m)
The fourth bedroom has a UPVC double glazed window to the front elevation, a radiator, a double fitted wardrobe, and wood-effect flooring.

Bathroom
6'1" x 5'10" (1.86m x 1.79m)
The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture and a bi-folding shower screen., a radiator, floor-to-ceiling tiling, and carpeted flooring.

OUTSIDE

Front
To the front of the property is a courtyard, and access to the rear garden at the side of the property.

Rear
To the rear of the property is an enclosed garden with a patio area, a pond, a shed, an outbuilding, and gated access.

ADDITIONAL INFORMATION
Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Broadband – Fibre
Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 100Mbps
Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

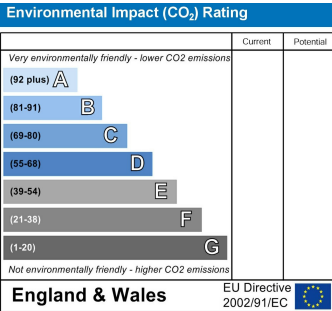
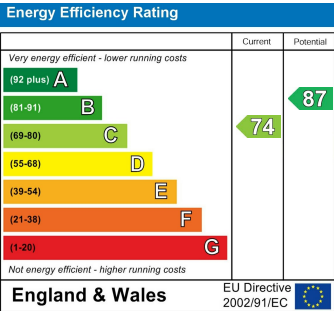
DISCLAIMER
Council Tax Band Rating - Gedling Borough Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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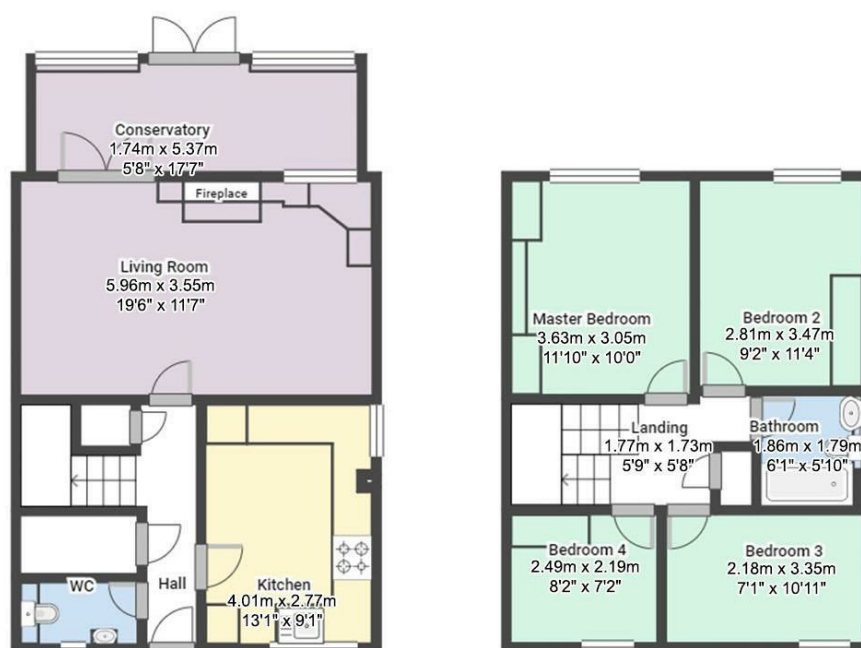
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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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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