

HoldenCopley

PREPARE TO BE MOVED

Clarborough Drive, Arnold, Nottinghamshire NG5 7LN

Guide Price £260,000 - £295,000

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GUIDE PRICE £260,000 - £275,000

BEAUTIFULLY RENOVATED THROUGHOUT...

This beautifully presented three bedroom semi detached bungalow has come to the market after being with the same owners since it was built in 1958. Newly renovated to an exceptional standard, making it ideal for those looking to move straight in. The renovations comprised of a complete electrical rewire, new radiators, replastering, new kitchen, refreshed shower room, fully recarpeted and thoughtfully redecorated throughout. The accommodation comprises an entrance hall, a sleek, newly fitted kitchen, a generously sized reception room with double French doors opening onto the patio and rear garden, three well-proportioned bedrooms, and a modern shower room. Externally, the front garden features a variety of plants and slate chippings, alongside a block-paved driveway that provides ample off-road parking and leads to a detached garage. To the rear, the property is one of the largest south facing and meticulously maintained, private garden that is fully enclosed, complete with a neat lawn, well-established shrubs and trees, a patio area, and a recently added shed—providing an ideal setting for both relaxation and outdoor entertaining. Perfectly positioned in a popular and convenient location, the home is within easy reach of a range of local amenities, excellent transport links, and great school catchments.

MUST BE VIEWED





- Semi-Detached Bungalow
- Three Bedrooms
- Spacious Reception Room
- Newly Fitted Modern Kitchen
- Three Piece Bathroom Suite
- Off-Road Parking & Garage
- Beautifully Maintained Private South-Facing Rear Garden
- Recently Renovated Throughout
- No Upward Chain
- Must Be Viewed





ACCOMMODATION

Entrance Hall

10'5" x 8'11" (3.19m x 2.74m)

The entrance hall has carpeted flooring, a radiator, coving, access into the loft and a single composite door providing access into the accommodation.

Kitchen

9'5" x 8'11" (2.89m x 2.73m)

The kitchen has a range of gloss fitted handleless base and wall units with worktops, an integrated oven, a gas hob with an extractor hood, a stainless steel sink with a drainer and a swan neck mixer tap, vinyl flooring, tiled walls, a heated towel rail, a wall-mounted boiler and a UPVC double-glazed window to the side elevation.

Living Room

16'5" x 11'5" (5.02m x 3.50m)

The living room has UPVC double-glazed windows to the side and rear elevation, carpeted flooring, two radiators and UPVC double French doors providing access out to the garden.

Master Bedroom

16'5" x 9'9" (5.01m x 2.99m)

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

Bedroom Two

12'11" x 9'9" (3.94m x 2.99m)

The second bedroom has a velux window to the ceiling, With remotely operated blind, carpeted flooring, a radiator and two built-in cupboards.

Bedroom Three

8'11" x 7'11" (2.73m x 2.42m)

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

Bathroom

6'0" x 5'11" (1.85m x 1.81m)

The fully tiled bathroom has vanity unit furniture with a wash hand basin and comfort height W/C pan with a touchless flush controller, the corner shower enclosure has waterproof wall panels, a mains fed power shower and a fold-up shower seat, vinyl flooring, a chrome heated towel rail, an electric shaving point and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front is a garden with various plants and slate chippings and a block paved driveway leading to the detached garage.

Rear

To the rear is a private garden with a patio, a lawn, mature shrubs, trees, various plants and a shed.

Garage

17'10" x 9'3" (5.45m x 2.84m)

The garage has a window to the side elevation, lighting, power points, a single door and an up and over garage door.

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 & 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

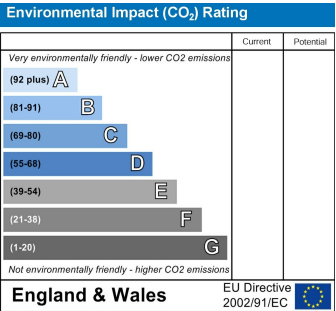
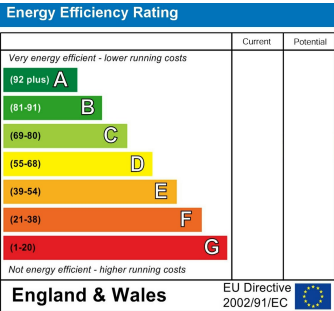
Council Tax Band Rating - Gedling Borough Council - Band C
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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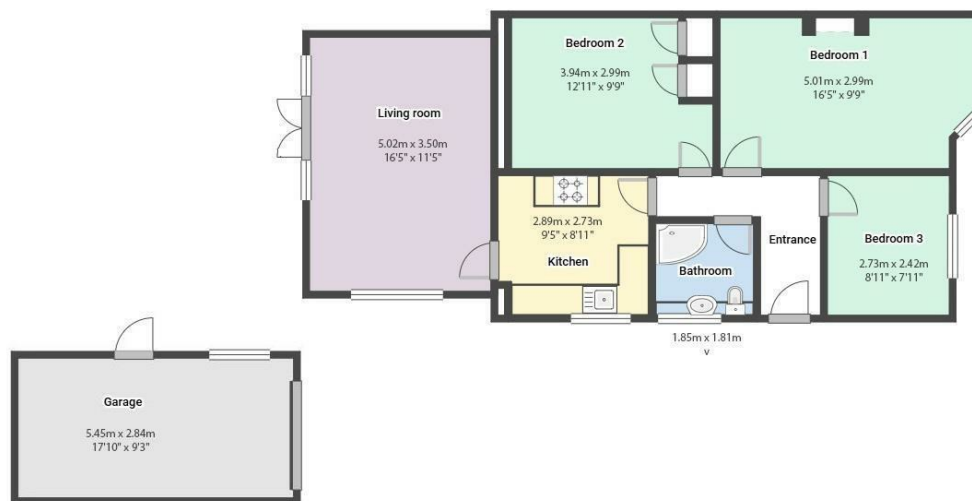
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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