

HoldenCopley

PREPARE TO BE MOVED

Darlton Drive, Arnold, Nottinghamshire NG5 7LX

Guide Price £250,000 - £260,000

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NO UPWARD CHAIN...

This well-presented three-bedroom semi-detached house is the perfect move-in ready home for first-time buyers and is offered to the market with no upward chain. Ideally located in a popular area, it provides easy access to local amenities, including shops, schools, and excellent commuting links. The ground floor features an entrance hall that leads to a comfortable reception room and a modern kitchen diner, ideal for family meals and entertaining. The home also benefits from smart heating technology through the Tado system, allowing efficient and convenient temperature control. Upstairs, the property offers two generously sized double bedrooms, a single bedroom, and a three-piece bathroom suite. Externally, the front of the property boasts a well-maintained garden area with a lawn and established plants and shrubs, along with a driveway providing off-road parking and access to the garage. To the rear, a south-facing garden offers a patio seating area, steps leading up to a lawn bordered by mature plants and shrubs, and a decked seating area, creating a perfect space for outdoor relaxation.

MUST BE VIEWD!





- Semi-Detached House
- Three Bedrooms
- Reception Room
- Modern Kitchen Diner
- Three-Piece Bathroom Suite
- Driveway & Garage
- South-Facing Garden
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6’0" x 2’11" (1.84m x 0.89m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, a UPVC double-glazed obscure window to the side elevation and a single composite door providing access into the accommodation.

Living Room

13’5" x 12’10" (4.09m x 3.93m)

The living room has carpeted flooring, a radiator, ceiling coving and a UPVC double-glazed window to the front elevation.

Kitchen Diner

10’9" x 16’7" (3.29m x 5.08m)

The kitchen diner has a range of fitted base and wall units with worktops, a composite sink with a drainer and a swan neck mixer tap, an integrated oven, hob, extractor fan, dishwasher & washing machine, plinth lighting, a radiator, wood-effect flooring, two UPVC double-glazed windows to the side and rear elevation and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

6’3" x 7’9" (1.91m x 2.37m)

The landing has carpeted flooring, ceiling coving, a UPVC double-glazed obscure window to the side elevation, access to the loft and access to the first floor accommodation.

Master Bedroom

9’11" x 12’8" (3.04m x 3.87m)

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

Bedroom Two

10’2" x 11’3" (3.12m x 3.44m)

The second bedroom has carpeted, a radiator, ceiling coving, in-built fitted sliding door wardrobe, an in-built storage cupboard and a UPVC double-glazed window to the rear elevation.

Bedroom Three

9’8" x 6’6" (2.95m x 2.00m)

The third bedroom has carpeted flooring, a radiator, ceiling coving, an in-built storage cupboard and a UPVC double-glazed window to the front elevation.

Bathroom

6’2" x 6’2" (1.89m x 1.89m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, a radiator, tiled walls, vinyl flooring, ceiling coving and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a garden area with a lawn, plants and shrubs, a gravel area, hedge borders, gated access to the rear elevation, to the side is access to the driveway providing off-road parking and access to the garage.

Rear

To the rear of the property is an enclosed south-facing garden with a paved patio area, steps leading up to a lawn with a range of plants and shrubs, a gravel area, a decked seating area and fence panelling boundaries.

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

Agents Disclaimer: HoldenCopley, their clients and employees are not

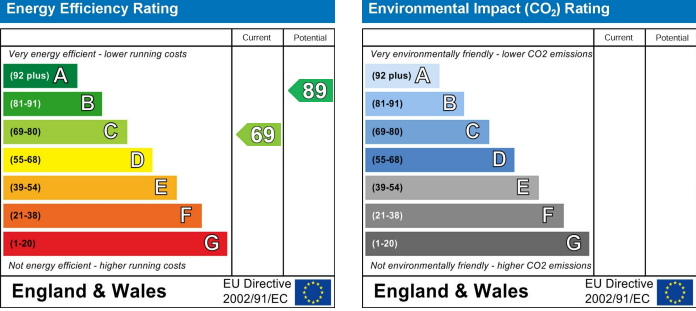
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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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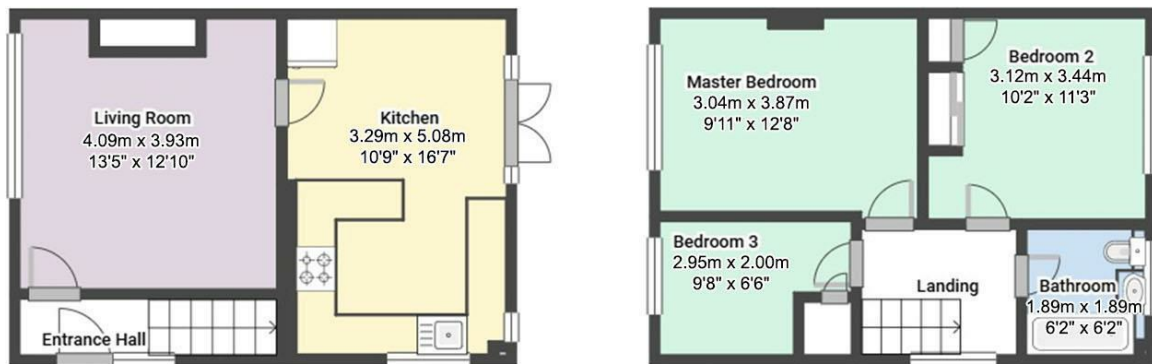
ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Openreach, Virgin Media, Sky
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G
- 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



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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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