

# HoldenCopley

PREPARE TO BE MOVED

Georgia Drive, Arnold, Nottinghamshire NG5 8HX

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Guide Price £250,000 - £260,000



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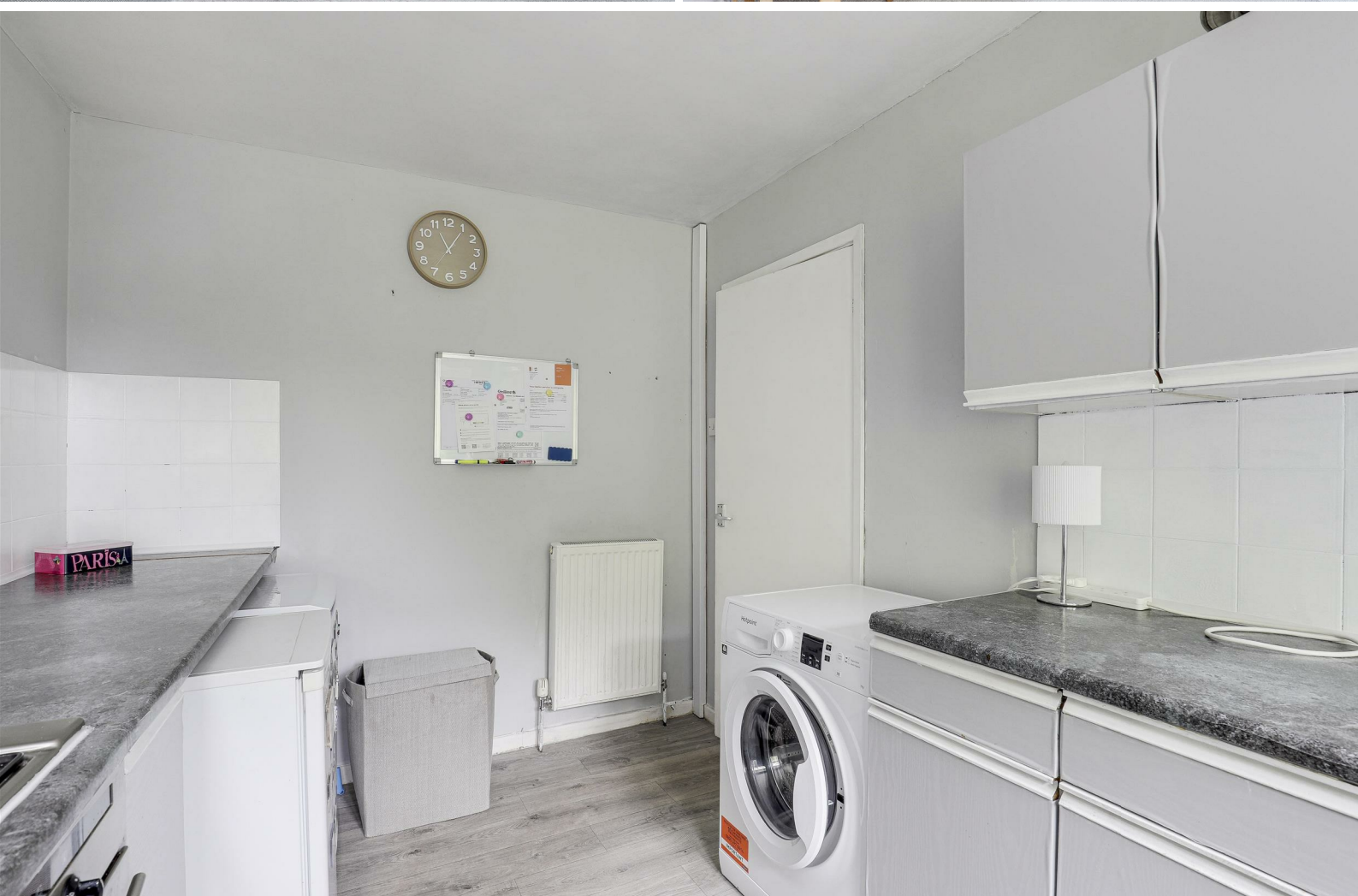


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## WELL-PRESENTED FAMILY HOME IN A SOUGHT-AFTER LOCATION...

This well-maintained three-bedroom detached house offers spacious accommodation throughout and is perfectly suited for a range of buyers, including growing families. Situated in the ever-popular location of Arnold, the property is ideally positioned within close proximity to a wide range of local amenities, excellent transport links, scenic open fields, and falls within the catchment area of highly regarded schools including Redhill Academy—making it an ideal place to settle. To the ground floor, the property comprises a welcoming entrance hall, a fitted kitchen, and a generously sized living room with ample space for a dining area—perfect for entertaining or relaxing with family. The first floor hosts two good-sized double bedrooms and a further single bedroom, all serviced by a three-piece bathroom suite. Outside, to the front of the property is a driveway leading to a garage, providing ample off-road parking. To the rear is a private enclosed garden, complete with a patio area and a well-kept lawn—ideal for enjoying the warmer months. A fantastic opportunity to secure a move-in ready home in a prime location—early viewing is highly recommended!

## MUST BE VIEWED







- Detached House
- Three Bedrooms
- Fitted Kitchen
- Spacious Living Room
- Three-Piece Bathroom Suite
- Driveway & Garage
- Beautifully-Maintained Rear Garden
- Popular Location
- Well-Presented Throughout
- Must Be Viewed











GROUND FLOOR

Entrance Hall

7'10" x 3'11" (2.40m x 1.20m)

The entrance hall has carpeted flooring, wall-mounted coat hooks, a radiator, and a single UPVC door providing access into the accommodation.

Living Room

16'1" x 13'5" (4.90m x 4.09m)

The living room has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, coving to the ceiling, a TV point, a wall-mounted feature fireplace, space for a dining table, and a wooden staircase leading to the first floor.

Kitchen

12'1" x 7'10" (3.68m x 2.39m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with taps and drainer, an integrated oven with a gas hob and extractor fan, space for an under counter fridge and freezer, space and plumbing for a washing machine, wood-effect flooring, tiled splashback, a radiator, and a UPVC double-glazed window to the front elevation.

FIRST FLOOR

Landing

7'2" x 5'11" (2.19m x 1.81m)

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

Bedroom One

13'6" x 9'8" (4.11m x 2.95m)

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

Bedroom Two

12'2" x 9'8" (3.71m x 2.95m)

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

Bedroom Three

7'10" x 7'9" (2.39m x 2.36m)

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

Bathroom

10'5" x 5'11" (3.18m x 1.80m)

The bathroom has a low level dual flush WC, a wash basin with fitted storage underneath, a panelled bath with an overhead shower fixture and a glass shower screen, tiled flooring, partially tiled walls, a heated towel rail, an in-built cupboard, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway with access into the garage, a handrail, a lawned area, a range of plants and shrubs, and side gated access to the rear garden.

Garage

15'7" x 8'6" (4.75m x 2.59m)

The garage has a single-glazed window to the side elevation, a wall-mounted consumer unit, power points, lighting, and an up and over door opening out onto the front driveway.

Rear

To the rear of the property is an enclosed garden with patio areas, a lawn, and a range of decorative plants.

ADDITIONAL INFORMATION

Broadband Networks Available - Virgin Media, Openreach  
Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

Phone Signal – Good 4G / 5G coverage  
Electricity – Mains Supply  
Water – Mains Supply  
Heating – Gas Central Heating – Connected to Mains Supply  
Septic Tank – No  
Sewage – Mains Supply  
Flood Risk – No flooding in the past 5 years+  
Flood Risk Area - Very low risk  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No

DISCLAIMER

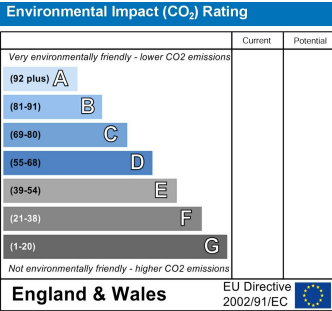
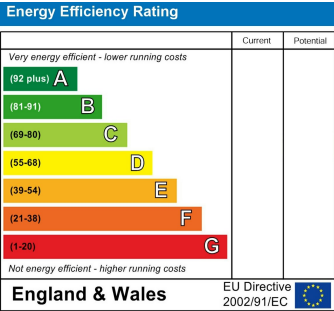
Council Tax Band Rating - Gedling Borough Council - Band C  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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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 licence 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.

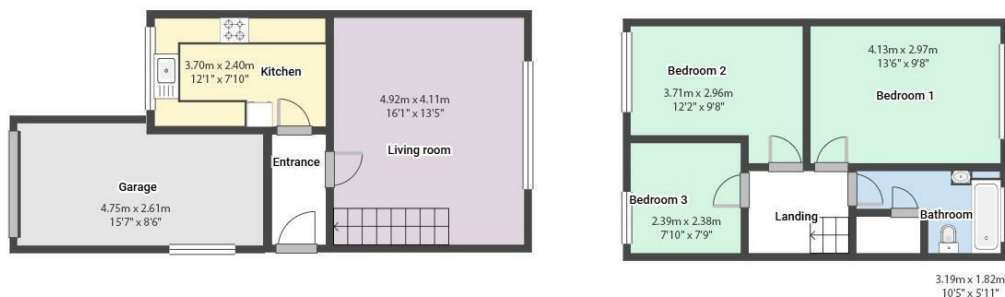
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.





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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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