

# HoldenCopley

PREPARE TO BE MOVED

Woodchurch Road, Arnold, Nottinghamshire NG5 8NJ

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Guide Price £525,000 - £625,000



Woodchurch Road, Arnold, Nottinghamshire NG5 8NJ





GUIDE PRICE £525,000 - £575,000

PREPARE TO BE IMPRESSED...

This stunning four-bedroom detached home is beautifully presented throughout, a true credit to the current owners. Offering a perfect blend of style, comfort, and modern living, this property is ready to move straight into and proudly call home. Situated in a highly sought-after location, it is conveniently close to a range of local amenities, including shops, excellent transport links, and great school catchments. Upon entering, you are welcomed by an entrance hall leading to a spacious living room. The heart of the home is the impressive open-plan kitchen and living space, designed for both functionality and entertainment. Featuring sleek integrated appliances, a large breakfast bar island, wet underfloor heating, and expansive sliding patio doors that seamlessly connect the indoors to the beautifully maintained garden. A separate utility room and a shower room complete the ground floor. Upstairs, the property boasts four well-proportioned bedrooms, with the master suite benefiting from a private dressing room. A contemporary four-piece bathroom suite adds a touch of luxury, while a fully boarded and insulated loft provides additional storage space. Externally, the property is equally impressive. To the front, a spacious driveway offers ample parking for up to five vehicles, alongside a detached double garage. The rear south-facing garden is a private haven, meticulously maintained with a patio area ideal for outdoor dining, a well-kept lawn, and mature planting. Further enhancing this home's appeal are its eco-friendly solar panels with Tesla battery storage, providing energy efficiency, as well as CCTV and an intruder alarm system for added security. With its exceptional presentation, generous living space, and premium features, this home is truly one not to be missed.

MUST BE VIEWED







- Substantial Detached Family Home
- Four Bedrooms
- Open Plan Modern Fitted Kitchen With Integrated Appliances
- Spacious Reception Room
- Utility Room & Ground Floor Shower Room
- Four Piece Bathroom Suite
- Private Enclosed South-Facing Rear Garden
- Large Driveway & Double Garage
- Sought After Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

15'1" x 12'2" (4.62 x 3.71)

The entrance hall has UPVC full length double-glazed obscure windows, LVT flooring, carpeted stairs, recessed spotlights and a single UPVC door providing access into the accommodation.

Living Room

18'9" x 11'4" (5.72m x 3.47m)

The living room has a UPVC double-glazed bow window to the front elevation and a UPVC double-glazed window to the rear elevation, engineered oak parquet style flooring, two column radiators, a decorative surround and hearth, a TV point and recessed spotlights.

Utility Room

5'11" x 5'4" (1.82m x 1.63m)

The utility room has fitted base units with a worktop, space and plumbing for a washing machine and tumble dryer, a sink with a drainer and a swan neck mixer tap, tiled flooring, recessed spotlights and a UPVC double-glazed bow window to the front elevation.

Shower Room

5'4" x 4'11" (1.63m x 1.50m)

The shower room has a low level concealed dual flush W/C, a wash basin with fitted storage, a corner fitted shower enclosure with a mains-fed shower, tiled flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights and a UPVC double-glazed obscure window to the side elevation.

Kitchen Living Space

27'0" x 23'4" (8.24m x 7.13m)

The kitchen living space has a range of fitted shaker style base and wall units with silestone worktops and a breakfast bar island featuring an integrated wine cooler and an induction hob with an integrated extractor fan, an integrated Siemens combi oven and combi microwave, dishwasher, fridge, freezer, an inset double bowl sink with draining grooves and a swan neck mixer tap, LVT flooring with wet underfloor heating, recessed spotlights, an Aluminium triple-glazed window to the side elevation, velux windows to the ceiling and Aluminium triple-glazed sliding patio doors providing access out to the garden.

FIRST FLOOR

Landing

The landing has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, two built-in cupboards, recessed spotlights, access into the boarded loft and provides access to the first floor accommodation.

Master Bedroom

12'10" x 11'4" (3.92m x 3.47m)

The main bedroom has a UPVC double-glazed window to the front elevation, engineered wood flooring, a radiator, recessed spotlights and open access into the dressing room.

Dressing Room

11'4" x 5'6" (3.47m x 1.69m)

The dressing room has UPVC double-glazed windows to the rear and side elevation, engineered wood flooring, a radiator and recessed spotlights.

Bedroom Two

12'10" x 11'5" (3.92m x 3.48m)

The second bedroom has UPVC double-glazed windows to the side and rear elevations, engineered wood flooring, a radiator and recessed spotlights.

Bedroom Three

9'7" x 7'4" (2.93m x 2.26m)

The third bedroom has a UPVC double-glazed window to the rear elevation, engineered wood flooring, a radiator, a built-in cupboard and recessed spotlights.

Bedroom Four

12'4" x 7'5" (3.78m x 2.28m)

The fourth bedroom has a UPVC double-glazed window to the rear elevation, LVT flooring and a radiator.

Bathroom

11'0" x 5'6" (3.37m x 1.69m)

The bathroom has a wall-mounted low level concealed dual flush W/C, a wall-mounted wash basin with fitted storage, a fitted bath, a walk in shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, a recessed wall alcove, tiled flooring with underfloor heating, a heated towel rail, partially tiled walls, recessed spotlights and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front is a driveway, a detached double garage, security cameras and wooden gate providing rear access.

Rear

To the rear is a private enclosed south-facing garden with courtesy lighting, security cameras, a sandstone patio, space for a hot tub, a lawn, various plants and mature shrubs and trees.

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 F

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.

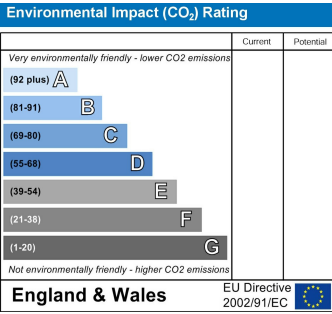
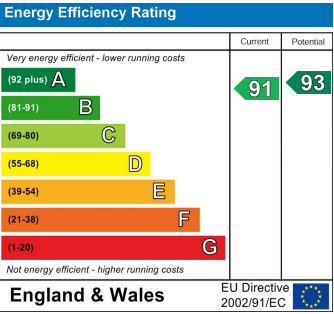
The vendor has advised the following:

Property Tenure is Freehold

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## 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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