

HoldenCopley

PREPARE TO BE MOVED

Orston Avenue, Arnold, Nottinghamshire NG5 7LH

Guide Price £255,000 - £285,000

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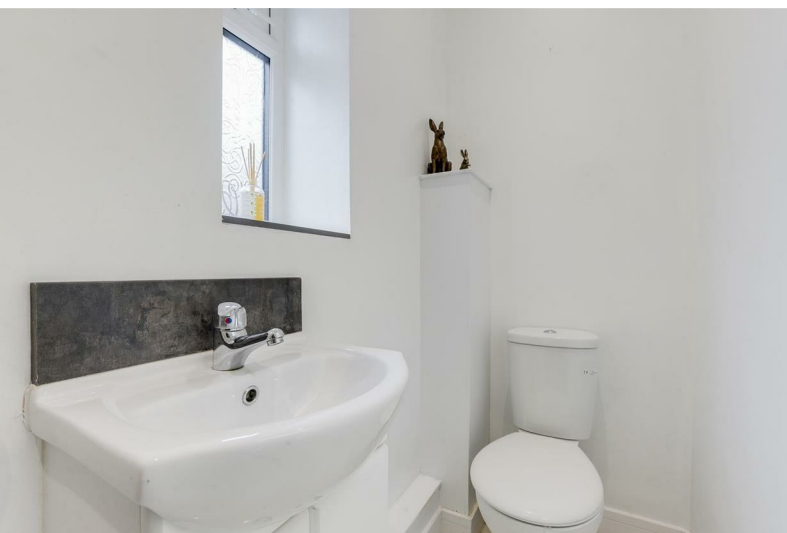


GUIDE PRICE £255,000 - £275,000

BEAUTIFULLY PRESENTED THROUGHOUT...

This beautifully presented three-bedroom semi-detached home offers deceptively spacious accommodation, making it an ideal choice for anyone looking to move straight in. Situated in a popular location, the property benefits from close proximity to a range of local amenities, including shops, excellent transport links, and great school catchments. The ground floor welcomes you with an entrance hall leading into a generously sized reception room, complete with a feature fireplace. The heart of the home is the modern fitted kitchen diner, boasting sleek cabinetry, ample space for dining, and bi-folding doors that seamlessly open out to the rear garden. A convenient W/C completes the ground floor. Upstairs, you will find three well-proportioned bedrooms and a three-piece bathroom suite, along with access to the loft for additional storage. Externally, the property is equally impressive, featuring a well-maintained front garden with a lawn and a driveway providing off-road parking. The private rear garden is a true highlight, offering a perfect blend of relaxation and functionality with a patio area, a lawn, raised planters, and a detached outbuilding that features a storage room and a shower room. This wonderful home effortlessly combines comfort, style, and practicality, making it a must-see for any discerning buyer.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Reception Room
- Modern Fitted Kitchen Diner
- Ground Floor W/C
- Three Piece Bathroom Suite
- Off-Road Parking
- Detached Outbuilding With Shower Room
- Private Enclosed Rear Garden
- No Upward Chain





GROUND FLOOR

Entrance Hall

6'8" x 5'11" (max) (2.05m x 1.81m (max))
The entrance hall has a UPVC double-glazed window to the side elevation, tiled flooring, carpeted stairs, a radiator, a recessed spotlight and a single composite door providing access into the accommodation.

Living Room

13'4" x 7'9" (max) (4.08m x 2.37m (max))
The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, a built-in cupboard, a feature fireplace with a decorative surround, coving, a ceiling rose and recessed spotlights.

Kitchen/Diner

17'9" x 16'6" (max) (5.43m x 5.03m (max))
The kitchen diner has a range of fitted gloss handleless base and wall units with worktops, an integrated oven, a gas hob, a stainless steel sink and a half with a drainer and a swan neck mixer tap, tiled flooring, a radiator, recessed spotlights, velux windows to the ceiling and bi-folding doors providing access out to the garden.

W/C

8'6" x 2'11" (2.61m x 0.90m)
This space has a low level flush W/C, a wash basin with fitted storage, a fitted worktop, space and plumbing for a washing machine, tiled flooring, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

6'2" x 5'10" (max) (1.88m x 1.79m (max))
The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, access into the loft, a recessed spotlight and provides access to the first floor accommodation.

Master Bedroom

11'10" x 10'4" (max) (3.62m x 3.15m (max))
The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, coving and recessed spotlights.

Bedroom Two

10'4" x 9'11" (3.17m x 3.04m)
The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and recessed spotlights.

Bedroom Three

8'10" x 6'11" (max) (2.70m x 2.13m (max))
The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a built-in cupboard and recessed spotlights.

Bathroom

6'4" x 5'10" (1.94m x 1.79m)
The bathroom has a low level flush W/C, a wash basin with fitted storage, a fitted panelled bath with a mains-fed shower, tiled flooring and walls, a radiator, recessed spotlights and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front is a lawn, a driveway and double wooden gates providing rear access.

Rear

To the rear is a private garden with a fence panelled boundary, a patio, a lawn, raised planters with various plants, mature trees and a converted garage.

Entrance To Outbuilding

7'3" x 5'11" (2.23m x 1.81m)
The entrance has tiled flooring and a single UPVC door providing access.

Storage Room

15'6" x 9'2" (4.73m x 2.81m)
The storage room has a UPVC double-glazed window to the side elevation and carpeted flooring.

Shower

7'4" x 2'7" (2.24m x 0.81m)
The shower has a low level flush W/C, a wash basin with fitted storage, a fitted shower enclosure with a mains-fed shower, tiled flooring, waterproof wall panels, recessed spotlights and an extractor fan.

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

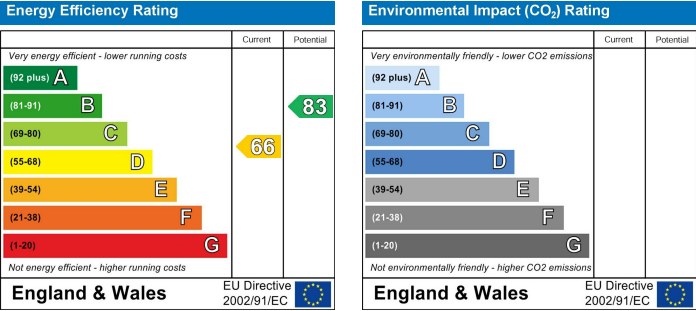
Council Tax Band Rating - Gedling Borough Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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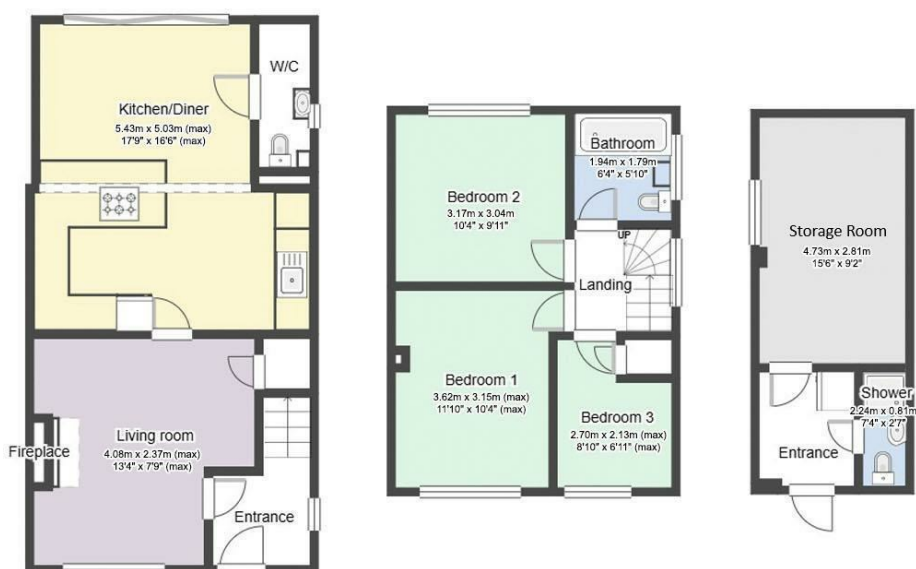
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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