

# HoldenCopley

PREPARE TO BE MOVED

Shacklock Close, Arnold, Nottinghamshire NG5 9QE

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Asking Price £220,000



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## WELL PRESENTED THROUGHOUT...

This well-presented three-bedroom semi-detached home offers modern and spacious accommodation, making it an ideal purchase for a variety of buyers, whether you're stepping onto the property ladder, expanding with a growing family, or looking to downsize in comfort. To the ground floor, you're welcomed by an inviting entrance hall leading into a generously sized living room, which flows seamlessly into a modern fitted kitchen and dining area, perfect for everyday living or entertaining guests. Upstairs, the first floor offers two generous double bedrooms, a versatile single bedroom, ideal as a child's room or home office, and a three-piece bathroom suite, all finished to a high standard. Outside, the front of the property features a neatly maintained lawn and a driveway providing off-street parking, along with gated access to the rear. The enclosed rear garden is a standout feature, boasting a well-kept lawn, a patio seating area, and a peaceful, private setting, ideal for relaxing or socialising in warmer months. Located in a sought-after area, this home is within easy reach of a range of local shops, well-regarded schools, amenities, and offers excellent transport links, making it a convenient and desirable place to call home.

## MUST BE VIEWED







- Semi-Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen With Dining Area
- Three-Piece Bathroom Suite
- Driveway
- Enclosed Rear Garden
- Well Presented Throughout
- Popular Location
- Excellent Transport Links











GROUND FLOOR

Entrance Hall

6'6" x 3'4" (2.00 x 1.04)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, and a UPVC door providing access to the accommodation.

Living Room

13'2" x 12'4" (4.03 x 3.76)

The living room has carpeted flooring, ceiling coving, a radiator, a feature fireplace with a decorative surround and hearth, a TV point, a built-in cupboard, a UPVC double-glazed window to the front elevation, and open access to the kitchen/diner.

Kitchen

15'5" x 10'10" (4.72 x 3.31)

The kitchen has a range of fitted shaker-style base and wall units with worktops, a stainless steel one-and-a-half bowl sink with a swan-neck mixer tap, an integrated oven with a gas hob and extractor fan, a stainless steel splashback, space and plumbing for a washing machine, space for a fridge freezer and a dining table, a radiator, partially tiled walls, wood flooring, recessed spotlights, a UPVC double-glazed window to the side elevation, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

8'3" x 6'5" (2.52 x 1.97)

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

Master Bedroom

13'0" x 8'9" (3.98 x 2.69)

The main bedroom has carpeted flooring, a radiator, sliding door fitted wardrobes, and a UPVC double-glazed window to the front elevation.

Bedroom Two

9'1" x 8'11" (2.77 x 2.74)

The second bedroom has carpeted flooring, a radiator, a built-in cupboard, and a UPVC double-glazed window to the rear elevation.

Bedroom Three

9'7" x 6'5" (2.93 x 1.97)

The third bedroom has wood-effect flooring, a radiator, a built-in cupboard, and a UPVC double-glazed window to the front elevation.

Bathroom

6'1" x 6'1" (1.87 x 1.87)

The bathroom has a low-level dual flush W/C, a vanity unit with an inset wash basin, a panelled bath with a mains-fed shower and handheld shower head, a chrome heated towel rail, tiled flooring, partially tiled walls, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a small, well-maintained lawn, a driveway providing off-street parking, courtesy lighting, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden with a patio seating area, a well-maintained lawn, gravelled borders, a mature tree, external lighting, an outside tap, an external electric socket, and fence-panelled boundaries.

ADDITIONAL INFORMATION

- Broadband Networks - Openreach, Virgin Media, CityFibre
- Broadband Speed - Ultrafast available - 1000 Mbps (download) 1000 Mbps (upload)
- Phone Signal – Good 4G/5G
- 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
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

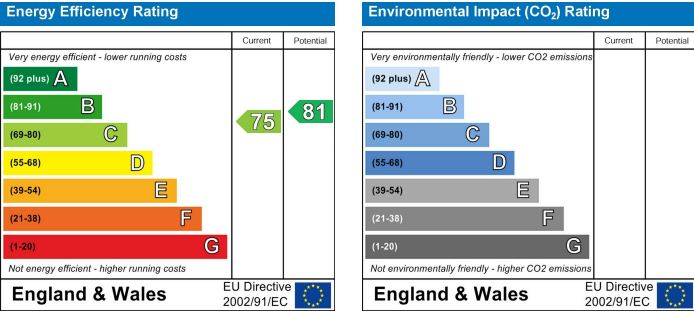
DISCLAIMER

Council Tax Band Rating - Nottingham City 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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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.

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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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