

# HoldenCopley

PREPARE TO BE MOVED

Calverton Road, Arnold, Nottinghamshire NG5 8FS

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Offers In Excess Of £200,000



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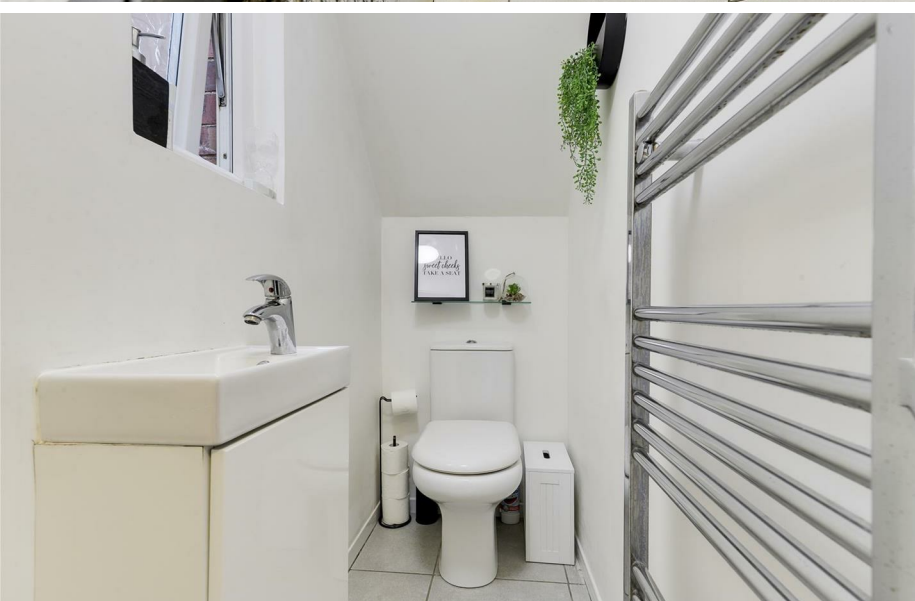


## POPULAR LOCATION...

This well-presented three-bedroom semi-detached home offers a fantastic opportunity for a range of buyers, whether you're looking for your first home or seeking to upsize. The property is ideally positioned within easy reach of a wide range of local amenities, including shops, popular eateries, excellent transport links, and well-regarded schools. It also offers convenient access into Nottingham City Centre, making it ideal for commuters. To the ground floor, the accommodation comprises a welcoming entrance hall, a generously sized living room perfect for relaxing or entertaining, and a bright and spacious kitchen diner with ample room for a dining table — ideal for busy family life or hosting guests. Completing the ground floor is a convenient WC. Upstairs, the property features three well-proportioned bedrooms, all of which are serviced by a modern three-piece bathroom suite finished to a high standard. Outside, the front of the property benefits from a driveway providing off-street parking, while to the rear, you'll find a sizeable enclosed garden featuring a decked seating area, perfect for outdoor dining, and a well-maintained lawn ideal for children to play or simply enjoying the warmer months.

## MUST BE VIEWED





- Semi Detached
- Three Bedrooms
- Fitted Kitchen
- Spacious Lounge
- Three-Piece Bathroom Suite & Ground Floor W/C
- Off Road Parking
- Private Rear Garden
- Close To Local Amenities
- Excellent Transport Links
- Must Be Viewed









GROUND FLOOR

Hallway

5'4" x 2'11" (1.63 x 0.90)

The entrance hall has carpeted flooring, a radiator, and a UPVC door providing access into the accommodation.

Living Room

16'0" x 10'6" (4.89 x 3.22)

The living room has carpeted flooring, a feature fireplace with a decorative mantelpiece and a hearth, a TV point, a radiator, recessed spotlights and a UPVC double glazed bay window to the front elevation

Kitchen

13'8" x 10'10" (4.18 x 3.32)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a swan neck mixer tap and a drainer, an integrated oven with an induction hob and an extractor hood, an integrated fridge freezer, an integrated slimline dishwasher, an integrated washing machine, recessed spotlights, a radiator, space for a dining table, a UPVC double glazed window to the rear elevation and UPVC double glazed French doors to access the rear of the property.

Cloak Room

5'2" x 3'0" (1.59 x 0.92)

The cloakroom has a UPVC double glazed obscure window to the side elevation, and tiled flooring.

W/C

5'7" x 2'8" (1.72 x 0.82)

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a vanity-style wash basin, a chrome heated towel rail, and tiled flooring.

FIRST FLOOR

Landing

8'7" x 5'2" (2.63 x 1.59)

The landing has carpeted flooring, access a loft with lighting, and access to the first floor accommodation.

Master Bedroom

13'9" x 11'6" (4.20 x 3.53)

The main bedroom has carpeted flooring, a radiator, recessed spotlights, and a UPVC double glazed window to the front elevation

Bedroom Two

10'1" x 7'4" (3.08 x 2.26)

The second bedroom has carpeted flooring, a radiator, and UPVC double glazed windows to the rear elevation

Bedroom Three

10'9" x 5'11" (3.30 x 1.81)

The third bedroom has carpeted flooring, a radiator, and a UPVC double glazed window to rear elevation

Bathroom

6'6" x 5'6" (1.99 x 1.69)

The bathroom has tiled flooring, a low level flush WC, a pedestal wash basin, a panelled bath with a wall mounted rainfall and handheld shower fixture and a glass shower screen, a chrome heated towel rail, partially tiled walls, a shaving shower point and an extractor fan,

OUTSIDE

Front

To the front of the property, there is a driveway offering off-street parking for one vehicle, along with steps leading up to a well-established garden featuring a range of mature plants and shrubs

Rear

To the rear of the property, you'll find a generous private garden featuring a decked patio, a large stretch of lawn, a mix of plants and shrubs, panelled fencing, and handy courtesy lighting.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps
- Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 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

DISCLAIMER

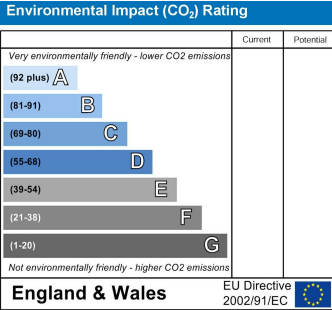
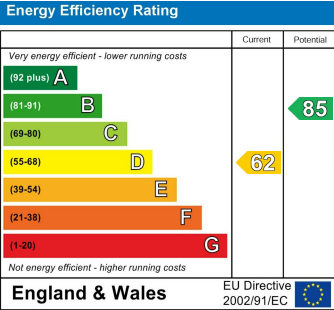
Council Tax Band Rating - Gedling Borough Council - Band A  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

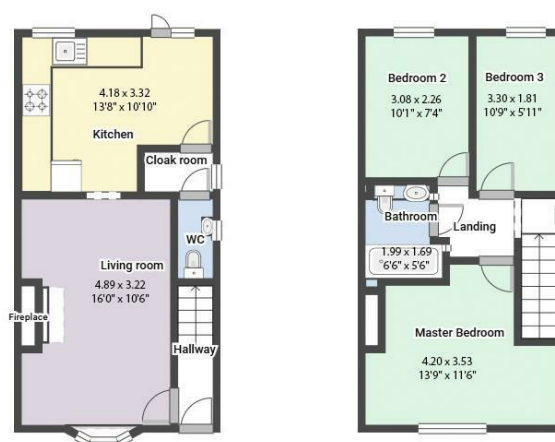
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving 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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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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