

HoldenCopley

PREPARE TO BE MOVED

Wansbeck Close, Arnold, Nottinghamshire NG5 8SS

Guide Price £400,000 - £420,000

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WELL PRESENTED THROUGHOUT...

This spacious property is ideal for family living, with a thoughtfully designed layout that flows beautifully from room to room. Upon entering, you're welcomed into a bright entrance hall with access to a ground floor W/C. The living room sits to the front, featuring a bay window and double French doors opening into the dining room, creating a lovely sense of openness. From the dining room, further French doors lead out to the rear garden, while the adjoining kitchen is fitted with integrated appliances and opens into a practical utility room with further access to the garden and internal access to the garage. Upstairs, the property continues to impress with four well-proportioned double bedrooms. The master benefits from its own dressing room and en-suite, while the remaining three bedrooms all come with fitted wardrobes. A stylish four-piece family bathroom completes the first floor. Outside, the property enjoys a south-facing garden to the rear—perfect for relaxing or entertaining. It features a patio, lawn, shed, planted borders, outside tap, electrical socket, and security lighting, all enclosed by panel fencing with gated access. To the front, there's a gravelled area with shrubs, courtesy lighting, a driveway and garage access.

MUST BE VIEWED





- Detached House
- Four Double Bedrooms
- Living Room & Dining Room
- Fitted Kitchen & Utility Room
- Four Piece Bathroom Suite & Ground Floor W/C
- En-Suite & Dressing Room To The Master Bedroom
- Driveway & Garage
- South Facing Enclosed Rear Garden
- Solar Panels
- Must Be Viewed





GROUND FLOOR

Entrance Hall

14'3" x 6'11" (4.36 x 2.13)

The entrance hall has tiled flooring, carpeted stairs, an in-built cupboard, a radiator, and a composite door providing access into the accommodation.

W/C

5'4" x 3'1" (1.63 x 0.95)

This space has a low level flush W/C, a wall-mounted wash basin with a tiled splash back, a radiator, an extractor fan, and tiled flooring.

Living Room

18'3" x 11'4" (5.57 x 3.47)

The living room has a UPVC double glazed bay window to the front elevation, two radiators, fitted wall units, a TV point, and carpeted flooring.

Dining Room

11'7" x 9'6" (3.55 x 2.91)

The dining room has tiled flooring, a radiator, double French door opening out to the rear garden, and open access into the kitchen.

Kitchen

12'10" x 11'10" (3.93 x 3.63)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated double oven, gas ring hob and extractor hood, ab integrated fridge freezer, an integrated dishwasher, an integrated microwave, a radiator, tiled flooring, a sky light, and a UPVC double glazed window to the rear elevation.

Utility Room

6'7" x 5'3" (2.03 x 1.61)

The utility room has a worktop, space and plumbing for a washing machine, space for a tumble dryer, a wall-mounted boiler, an extractor fan, a radiator, tiled flooring, a composite door opening to the rear garden, and access into the garage.

Garage

18'10" x 9'4" (5.76 x 2.86)

The garage is equipped with lighting, power points, batteries for the solar panels, generous storage space, and an electric up-and-over door that opens onto the driveway

FIRST FLOOR

Landing

15'10" x 8'11" (4.84 x 2.73)

The landing has a UPVC double glazed window to the front elevation, carpeted flooring, a radiator, an airing cupboard, access to the part boarded loft with lighting via a pull-down ladder, and access to the first floor accommodation.

Master Bedroom

12'1" x 11'7" (3.69 x 3.54)

The main room has three UPVC double glazed window to the front and side elevation,, a radiator, carpeted flooring, and access into the dressing room.

Dressing Room

4'11" x 4'5" (1.51 x 1.36)

The dressing room has fitted wardrobes, carpeted flooring, and access into the en-suite.

En-Suite

7'1" x 4'8" (2.16 x 1.43)

The en-suite has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a shaver socket, a radiator, an extractor fan, recessed spotlights, partiality tiled walls, and tiled flooring.

Bedroom Two

11'1" x 9'5" (3.39 x 2.89)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, fitted wardrobes, and carpeted flooring.

Bedroom Three

10'0" x 9'7" (3.06 x 2.93)

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

Bedroom Four

9'8" x 9'5" (2.96 x 2.89)

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

Bathroom

7'1" x 6'7" (2.16 x 2.01)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a handheld shower fixture, a shower enclosure with a wall-mounted shower fixture, an extractor fan, a radiator, recessed spotlights, a shaver socket, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is a gravelled area, planted shrubs, courtesy lighting, a driveway with access into the garage, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed south facing rear garden with an outside tap, an outdoor electrical socket, security lighting, a patio, a lawn, a shed various planted shrubs and bushes, a fence panelled boundary, and gated access.

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 & 5G - Some coverage of 3G

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 E

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		
EU Directive 2002/91/EC		

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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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0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

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