

HoldenCopley

PREPARE TO BE MOVED

Avonbridge Close, Nottinghamshire NG5 8DE

Guide Price £400,000 - £425,000

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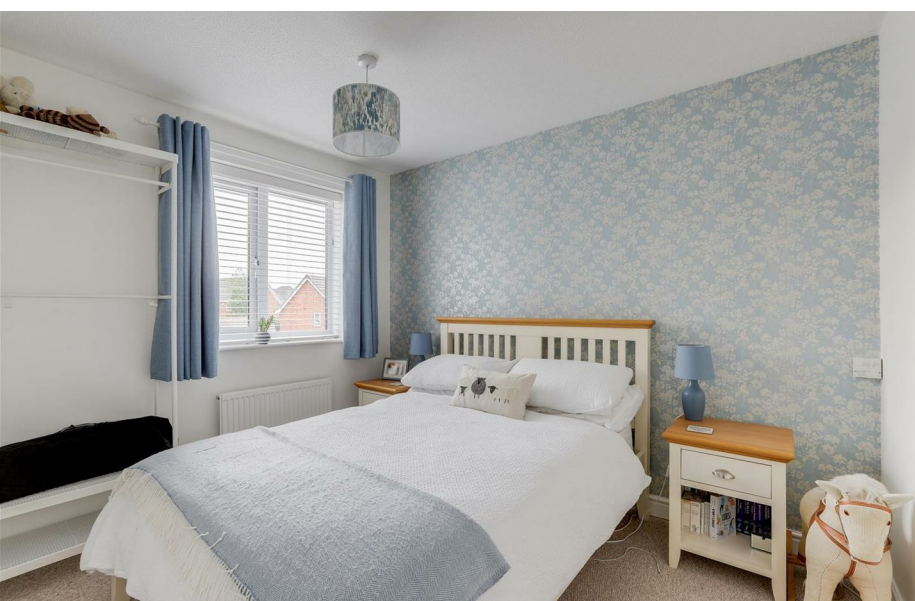
GUIDE PRICE: £400,000 - £425,000

MODERN, SPACIOUS FAMILY HOME WITH SOUTH-FACING GARDEN...

This beautifully presented four bedroom detached home offers an ideal family living environment, combining modern design with a warm and inviting atmosphere. Decorated to a high standard throughout with neutral tones, the property provides spacious and versatile accommodation in a location that is both convenient and desirable. The ground floor comprises an entrance hall giving access to the integral garage and a handy ground floor WC. A versatile bay-fronted room to the front of the house, currently used as an office, provides additional flexible living space. At the heart of the home lies the expansive open-plan kitchen and living area, featuring a contemporary fitted kitchen complete with a central island, ample work surfaces, and storage. The living space flows seamlessly into a bright conservatory with a glass roof, offering delightful views over the south-facing garden. Upstairs, the property boasts four well-proportioned bedrooms, with the master benefiting from built-in wardrobes and an en-suite shower room. All bedrooms are complemented by a modern three-piece family bathroom suite. Externally, the property enjoys a generous driveway to the front providing off-street parking for multiple vehicles. The rear garden is south-facing and thoughtfully designed for both relaxation and entertainment, featuring a paved patio with gravelled borders, a raised decked seating area, an artificial lawn, and planted borders filled with an array of plants and shrubs. Situated in a popular area, the home is just a short distance from Arnold town centre, which offers a range of shops, cafes, and restaurants. Families will appreciate the excellent school catchments, including Pinewood Infant & Nursery and Redhill Academy, as well as superb transport links into Nottingham city centre.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Spacious Open Plan Kitchen/Diner
- Conservatory & Office
- Three-Piece Bathroom Suite
- Ensuite & Ground Floor W/C
- Integral Garage
- Driveway
- South-Facing Rear Garden
- Popular Location





GROUND FLOOR

Entrance Hall

17'0" x 6'2" (max) (5.20m x 1.88m (max))

The entrance hall features laminate flooring, carpeted stairs, coving to the ceiling, a radiator, a UPVC double-glazed obscure window to the front elevation, access to the garage, and a single composite door providing access into the accommodation.

W/C

6'4" x 2'10" (1.94m x 0.87m)

This space features a low-level flush W/C, a wall-mounted wash basin, a radiator, partially tiled walls, and laminate flooring.

Office

14'0" x 8'0" (max) (4.29m x 2.46m (max))

The office features laminate flooring, coving to the ceiling, decorative wall panelling, a radiator, and a UPVC double-glazed bay window to the front elevation.

Kitchen/Diner

23'5" x 17'1" (max) (7.15m x 5.23m (max))

The kitchen features a range of fitted shaker-style base and wall units with worktops, a central island, a composite sink and a half with a pull-out mixer tap, space for a range cooker, an extractor fan, a tiled splashback, space for an American fridge freezer, an integrated microwave, laminate flooring, recessed spotlights, UPVC double-glazed windows to the rear and side elevations, and a UPVC door providing access from the side of the property.

The dining room features laminate flooring, coving to the ceiling, a fireplace, a vertical radiator, and sliding patio doors opening into the conservatory.

Conservatory

20'9" x 12'0" (6.34m x 3.68m)

The conservatory has a glass roof, a radiator, space for a dining table, laminate flooring, UPVC double-glazed windows to the rear elevation, and two sets of double French doors opening onto the rear garden.

FIRST FLOOR

Landing

14'4" x 6'5" (max) (4.37m x 1.97m (max))

The landing features carpeted flooring, access via a pull-down ladder to the boarded loft with lighting, an in-built cupboard, and access to the first-floor accommodation.

Master Bedroom

13'6" x 11'6" (max) (4.12m x 3.51m (max))

The main bedroom features carpeted flooring, in-built wardrobes, a radiator, and a UPVC double-glazed window to the front elevation.

En-Suite

7'10" x 4'11" (max) (2.41m x 1.50m (max))

The en-suite features a low-level dual-flush W/C, a vanity storage unit with a wash basin, a shower enclosure with a rainfall shower and handheld shower head, an extractor fan, a heated towel rail, floor-to-ceiling tiling, and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

11'10" x 8'0" (max) (3.61m x 2.44m (max))

The second bedroom features carpeted flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Bedroom Three

10'0" x 8'6" (3.05m x 2.60m)

The third bedroom features carpeted flooring, a radiator, and a UPVC double-glazed window to the front elevation.

Bedroom Four

10'1" x 8'5" (3.09m x 2.59m)

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

Bathroom

7'3" 7'0" (2.23m 2.14m)

The bathroom features a concealed low-level dual-flush W/C, a vanity storage unit with a wash basin, a panelled bath with a mains-fed rainfall shower and handheld shower head, a bi-folding shower screen, an extractor fan, a chrome heated towel rail, floor-to-ceiling tiling, and a UPVC double-glazed window to the rear elevation.

OUTSIDE

Front

The front of the property boasts a driveway with space for multiple vehicles, attractive

gravelled borders, tasteful courtesy lighting, brick wall boundaries, and gated access to the rear garden.

Garage

19'6" x 8'5" (max) (5.95m x 2.58m (max))

The garage has lighting and power points.

Rear

To the rear, the property enjoys a south-facing garden featuring a paved patio with gravelled borders, a raised decked seating area, an artificial lawn, planter beds filled with a variety of plants and shrubs, external lighting, and panelled fencing enclosing the garden.

ADDITIONAL INFORMATION

- Broadband Networks - Openreach, Virgin Media
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal – Good 4G/5G Coverage
- 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

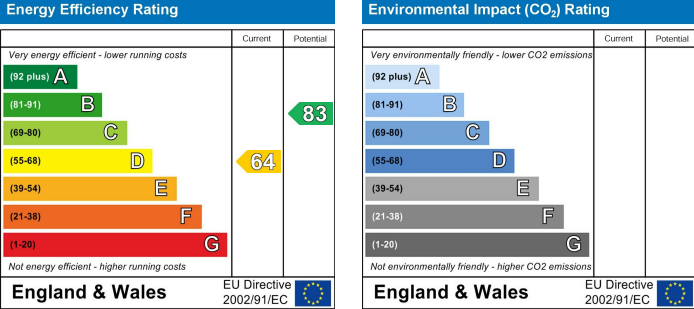
DISCLAIMER

Council Tax Band Rating - 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 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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0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

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