

HoldenCopley

PREPARE TO BE MOVED

Arnside Road, Bestwood, Nottinghamshire NG5 5HH

£220,000

Arnside Road, Bestwood, Nottinghamshire NG5 5HH

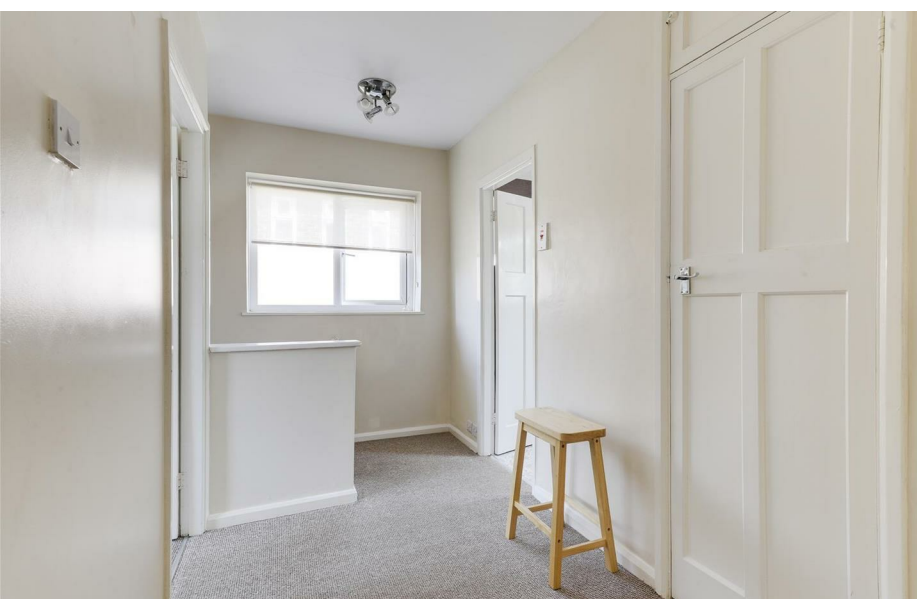


LOCATION, LOCATION, LOCATION...

This well-presented three-bedroom semi-detached home enjoys a sought-after location within easy reach of a wide range of amenities, including the City Hospital, local shops, supermarkets, and excellent transport links to Nottingham City Centre. The property has been tastefully updated throughout, with the kitchen refitted in 2021 to include solid wood painted cabinet doors, a solid ash worktop, gas hob, recirculating fan, combi-boiler, integrated appliances, additional filter tap, and full rewiring. The living room has also been improved, with the fireplace plastered and fitted with an electric socket for a heater or feature lighting, complemented by a brand-new luxury vinyl tile floor installed in July 2025. Externally, the rear decking has been well maintained, with the landing and steps down to the garden replaced in 2022. The home benefits from fully panelled rear fencing and featherboard front fencing with side gate, all less than five years old. The bathroom features a dual fuel radiator with timer, installed in 2024, and was fully replumbed the same year with new external downpipes and a new tap. Additional features include fibre broadband with BT and Virgin Media points. Upon entering, you are greeted by a welcoming hallway leading into a spacious living room with sliding patio doors opening onto the rear garden. The adjacent kitchen also offers direct garden access, combining practicality with charm. Upstairs, the first floor hosts three well-proportioned bedrooms and a modern three-piece bathroom suite. To the front, a gated garden features a neatly maintained lawn, plants, shrubs, and bushes. The south-facing rear garden is fully enclosed, boasting a decked patio area, lawn, well-tended borders, a hedged boundary for privacy, and access to a brick-built outhouse, ideal for storage or as a workshop.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Ample Storage Space
- Enclosed Rear Graden
- Popular Location
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

7'6" x 6'2" (2.30 x 1.88)

The entrance hall has a UPVC double glazed obscure window to the side elevation, tiled flooring, carpeted stairs, a radiator, and a composite door providing access into the accommodation.

Living Room

19'5" x 11'6" (5.94 x 3.51)

The living room has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, a recessed chimney breast alcove, brand new luxury vinyl tile (installed July 25) flooring, and sliding patio doors opening to the rear garden.

Kitchen

13'1" x 10'10" (4.00 x 3.32)

The kitchen has a range of fitted base units with solid wood painted cabinet doors, solid ash worktops, an sink with a boiler tap and filter tap, an integrated oven, gas hob and recirculating extractor fan, space and plumbing for a washing machine, an integrated dishwasher, an integrated fridge freezer, space for a dining table, a radiator, tiled splashback, tiled flooring, two UPVC double glazed windows to the side and rear elevation, and a UPVC door opening to the side garden.

FIRST FLOOR

Landing

10'9" x 5'6" (3.30 x 1.69)

The landing has a UPVC double glazed window to the side elevation, an in-built cupboard, carpeted flooring, access into the partially boarded loft, and access to the first floor accommodation.

Master Bedroom

11'6" x 10'8" (3.52 x 3.27)

The main bedroom has a UPVC double glazed window to the front elevation, a radiator, and wood flooring.

Bedroom Two

11'7" x 8'5" (3.55 x 2.58)

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

Bedroom Three

7'9" x 7'7" (2.38 x 2.32)

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

Bathroom

7'0" x 5'5" (2.14 x 1.66)

The bathroom has two UPVC double glazed obscure windows to the side and rear elevation, a low level flush W/C, a pedestal wash basin, pane;;ed bath with a wall-mounted electric shower fixture and shower screen, recessed spotlights, a heated towel rail, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

Front

To the front of the property is a garden with gated access, a lawn, various plants, shrubs an bushes, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed south-facing garden with decked patio, a lawn, planted borders, a hedged boundary, and access to a brick built outhouse.

Outbuilding

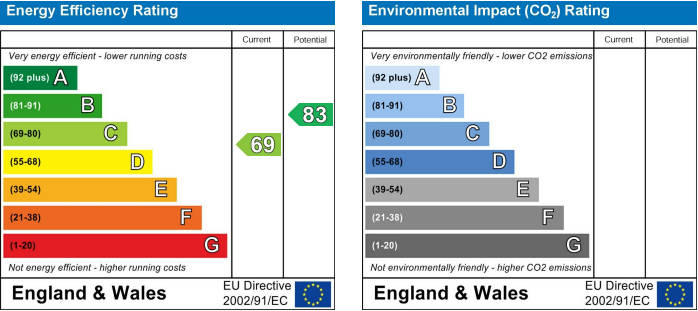
9'8" x 6'5" (2.96 x 1.97)

The outbuilding has window to the side and front , space for a tumble dryer, lighting, electrics, and a door opening out to the garden

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 1000Mbps
- 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



Arnside Road, Bestwood, Nottinghamshire NG5 5HH

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.