

HoldenCopley

PREPARE TO BE MOVED

Kenneth Road, Arnold, Nottinghamshire NG5 8HY

Offers Over £380,000

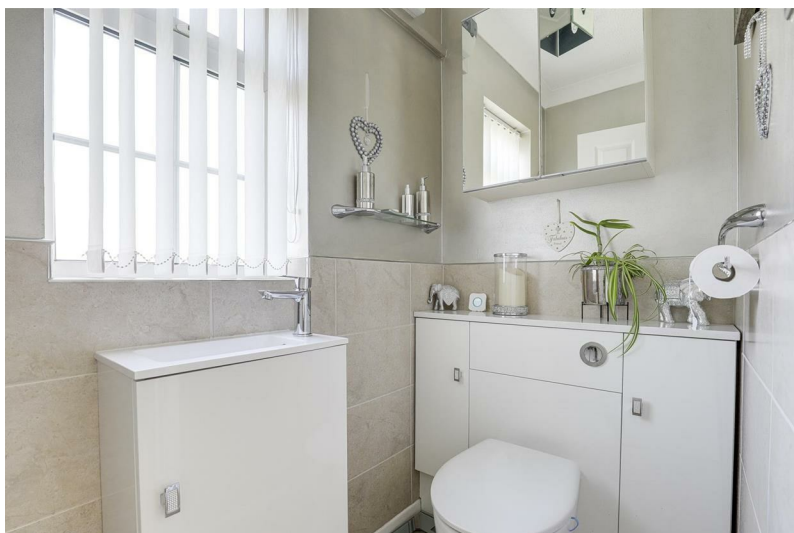
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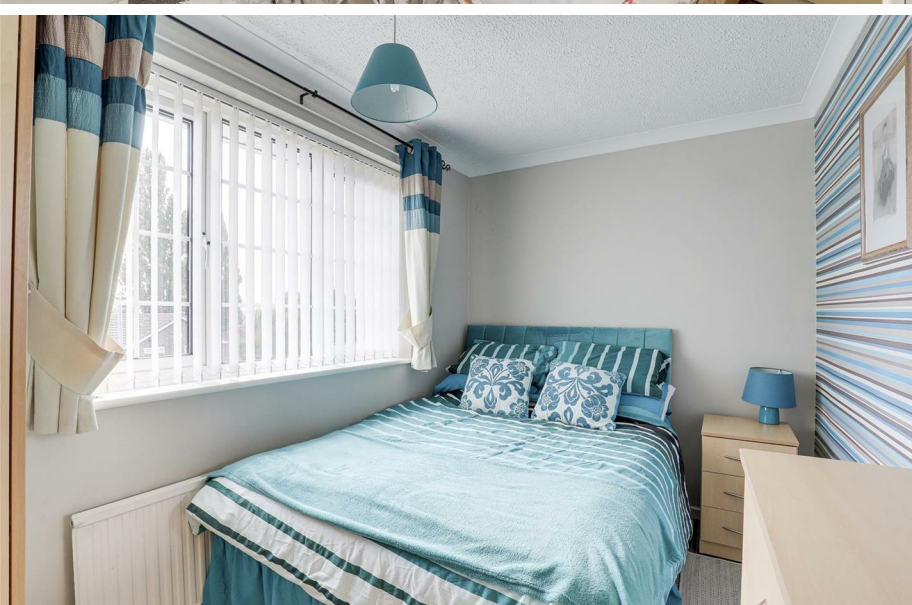


BEAUTIFULLY PRESENTED DETACHED FAMILY HOME...

This four-bedroom detached house is exceptionally well-maintained and offers spacious, versatile accommodation throughout – making it the perfect choice for any growing family looking for a property they can move straight into. Located in a popular area, the home is ideally placed within close proximity to a range of local amenities, excellent transport links, and great schools. To the ground floor, the property comprises a welcoming entrance hall that also serves as a multi-purpose space and could easily be used as a study. There is a shower room, a separate W/C, a modern fitted kitchen featuring Quartz worktops, a bright and spacious reception room with a feature fireplace, and a conservatory with double French doors opening out to the garden – perfect for indoor-outdoor living. Upstairs, the first floor hosts four well-proportioned bedrooms, with the master bedroom benefiting from fitted wardrobes, a modern four-piece family bathroom suite, and loft access, which is partially boarded for additional storage. Externally, this property stands on a generous plot with two separate driveways, one of which leads to a detached garage, and a private wrap-around garden offering a well-maintained lawn, a patio seating area, and plenty of space for outdoor entertaining. Combining generous living space with stylish interiors, this home is perfectly suited for modern family living.

MUST BE VIEWED





- Detached Family Home
- Four Bedrooms
- Modern Fitted Kitchen With Quartz Worktops
- Spacious Reception Room & Conservatory
- Ground Floor W/C & Shower Room
- Stylish Four Piece Bathroom Suite
- Two Driveways & Detached Garage
- Private Wrap Around Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

8*8" x 6*11" (2.66m x 2.13m)

The entrance hall has a UPVC double-glazed window to the side elevation, wood-effect flooring, a chrome vertical radiator, recessed spotlights and a single composite door providing access into the accommodation.

Shower Room

6*11" x 4*1" (2.13m x 1.26m)

The shower room has a walk in shower enclosure with an electric shower, tiled flooring, waterproof wall panels, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

Hall

15*10" x 5*11" (4.85m x 1.81m)

The hall has wood-effect flooring, carpeted stairs with a glass balustrade, an under the stairs cupboard, a chrome radiator, coving and a ceiling rose.

W/C

5*11" x 3*4" (1.81m x 1.03m)

Kitchen

19*7" x 9*9" (5.98m x 2.98m)

The kitchen has a range of gloss handleless base and wall units with Quartz worktops, splashbacks and a breakfast bar, mirrored splashbacks, an integrated Neff slide and go oven, a Neff combi oven and dishwasher, a gas hob with an extractor hood, an undermount sink and a half with draining grooves and a moveable swan neck mixer tap, space for an American style fridge-freezer, space and plumbing for a washing machine, wood-effect flooring, kickboard spotlights, a vertical chrome radiator, recessed spotlights, UPVC double-glazed windows with Quartz window sills to the side and rear elevations and a single UPVC door providing access out to the garden.

Living Room

16*2" x 10*10" (4.93m x 3.32m)

The living room has a UPVC double-glazed bow window to the front elevation, a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator, a feature fireplace with a decorative surround, coving and a ceiling rose.

Conservatory

13*3" x 9*3" (4.06m x 2.82m)

The conservatory has UPVC double-glazed windows to the front, side and rear elevations, wood-effect flooring, a radiator, recessed spotlights and UPVC double French doors providing access out to the garden.

FIRST FLOOR

Landing

9*9" x 9*4" (2.98m x 2.87m)

The landing has a UPVC double-glazed window to the front elevation, carpeted flooring, coving, a ceiling rose, access into the partially boarded loft via a drop-down ladder and provides access to the first floor accommodation.

Master Bedroom

12*0" x 9*0" (3.66m x 2.76m)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and fitted floor to ceiling sliding mirrored wardrobes.

Bedroom Two

10*9" x 6*11" (3.30m x 2.11m)

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

Bedroom Three

9*10" x 9*9" (3.01m x 2.98m)

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

Bedroom Four

9*9" x 6*0" (2.98m x 1.84m)

The fourth bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and a built-in wardrobe.

Bathroom

8*9" x 6*5" (2.67m x 1.97m)

The bathroom has a low level concealed flush W/C, a vanity style wash basin, a fitted bath with a hand-held shower, a fitted shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, tiled flooring and walls, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Externally there are two driveways, one of which leads to a detached garage and a private wrap around garden with a lawn, mature shrubs and trees, a patio seating area, an outdoor tap, courtesy lighting and hedge boundaries.

Garage

16*6" x 8*2" (5.03m x 2.50m)

The garage has lighting and an up and over garage door.

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 1800 Mbps and Upload Speed 220 Mbps
- Phone Signal – All 4G & 5G, some 3G available
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Very low chance of flooding
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

The vendor has informed us that property has been extended and has been signed off. We are currently awaiting the documents however just to confirm that HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

Council Tax Band Rating - Gedling Borough Council - Band D

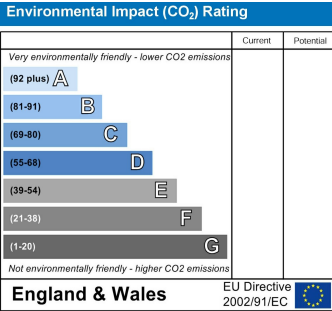
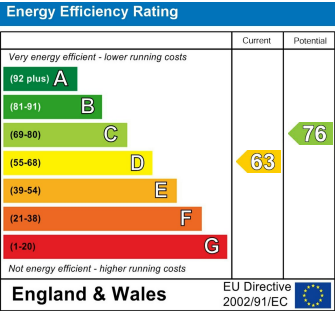
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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.

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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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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