

# HoldenCopley

PREPARE TO BE MOVED

Pegswood Drive, Arnold, Nottinghamshire NG5 8TX

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Guide Price £425,000 - £435,000

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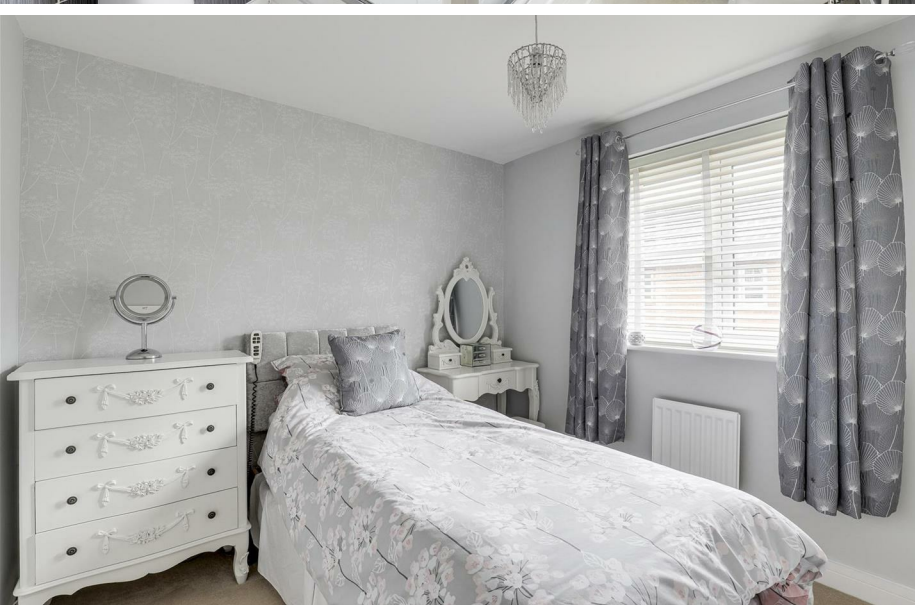
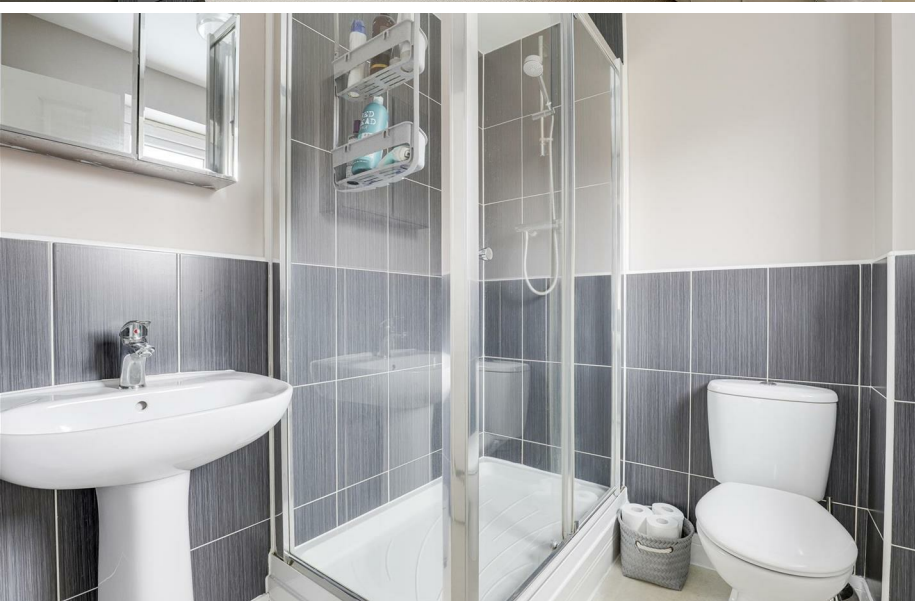
GUIDE PRICE: £425,000 - £435,000

### THE PERFECT FAMILY HOME...

This four-bedroom detached house is exceptionally well-presented throughout and offers an abundance of space both inside and out, making it the perfect home for any growing family. Situated in a highly sought-after location, the property is within easy reach of excellent transport links, local amenities and catchment schools. To the ground floor, you are welcomed by an entrance hall leading into a spacious family living room, a W/C, a modern fitted kitchen, a utility room, and a stunning orangery complete with a sky lantern ceiling that floods the space with natural light. The first floor carries four well-proportioned bedrooms, serviced by a three-piece bathroom suite, with the master bedroom further benefitting from a private en-suite. Outside, to the front of the property is a driveway providing ample off-road parking, access to a garage and the convenience of an electric car charging point. To the rear is a beautifully maintained, enclosed garden featuring a well-kept lawn and a raised decked seating area – the perfect space for entertaining or relaxing with the family.

### MUST BE VIEWED





- Detached House
- Four Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen Diner
- Beautiful Orangery
- Utility & WC
- Two Bathroom Suites
- Attractive Rear Garden With Decking Area
- Driveway With Electric Car-Charging Point & Garage
- Sought-After Location





GROUND FLOOR

Entrance Hall

16’3" x 6’4" (4.96m x 1.95m)

The entrance hall has porcelain tile flooring, a wall-mounted security alarm panel, a radiator, carpeted stairs, and a single composite door providing access into the accommodation.

WC

5’3" x 3’1" (1.62m x 0.95m)

This space has a low level dual flush WC, a wash basin, porcelain tile flooring, a radiator, partially tiled walls, and an extractor fan.

Kitchen

22’3" x 8’5" (6.80m x 2.59m)

The kitchen has a range of fitted base and wall units with worktops, a composite sink and a half with a swan neck mixer tap and drainer, an integrated dishwasher, an integrated oven with a gas hob and extractor fan, space for an American-style fridge freezer, space for a dining table, porcelain tile flooring, tiled splashback, two radiators, and two UPVC double-glazed windows to the front and rear elevation.

Utility Room

6’4" x 5’9" (1.94m x 1.76m)

The utility room has fitted base and wall units with a rolled-edge worktop, a stainless steel sink with a mixer tap and drainer, a wall-mounted boiler, tiled splashback, porcelain tile flooring, a radiator, an in-built cupboard, and a single composite door leading into the orangery.

Living Room

22’4" x 11’6" (6.81m x 3.51m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, two radiators, a TV point, and double French doors opening out to the rear garden.

Orangery

12’6" x 12’0" (3.83m x 3.67m)

The orangery has porcelain tile flooring, a sky lantern ceiling, recessed spotlights, a range of full height UPVC double-glazed windows to the side and rear elevation, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

10’4" x 9’10" (3.16m x 3.00m)

The landing has carpeted flooring, a radiator, an in-built cupboard, access to the loft, and provides access to the first floor accommodation.

Bedroom One

13’0" x 11’8" (3.98m x 3.58m)

The first bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a fitted sliding door wardrobe, a TV point, and access into the en-suite.

En-Suite

6’4" x 5’9" (1.94m x 1.76m)

The en-suite has a low level dual flush WC, a pedestal wash basin, a shower enclosure with a mains-fed shower, partially tiled walls, vinyl flooring, a radiator, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

13’0" x 8’9" (3.97m x 2.67m)

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

Bedroom Three

8’11" x 8’9" (2.73m x 2.67m)

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

Bedroom Four

8’11" x 8’3" (2.74m x 2.52m)

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

Bathroom

6’10" x 5’6" (2.09m x 1.70m)

The bathroom has a low level dual flush WC, a pedestal wash basin, a panelled bath with an overhead shower fixture, partially tiled walls, vinyl flooring, a radiator, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property, there are blue slate chippings, decorative plants, a driveway to the side with access into the garage, an electric car-charging point, and side gated access to the rear garden.

Rear

To the rear of the property is a private enclosed garden with a patio area, a blue slate chipped border, a lawn, a range of decorative plants and shrubs, a decked seating area, a shed, external lighting, and fence panelled boundaries.

ADDITIONAL INFORMATION

- Broadband Networks Available - 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 risk
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

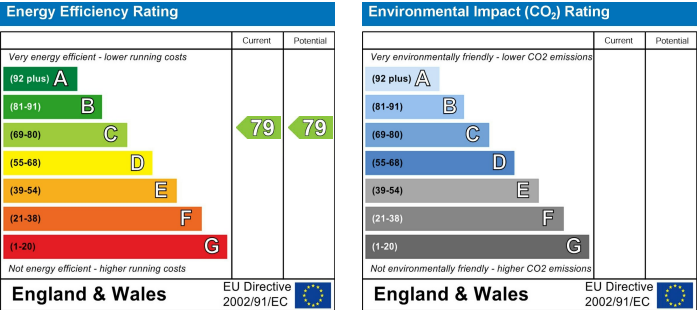
Council Tax Band Rating - Gedling Borough Council - Band E  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

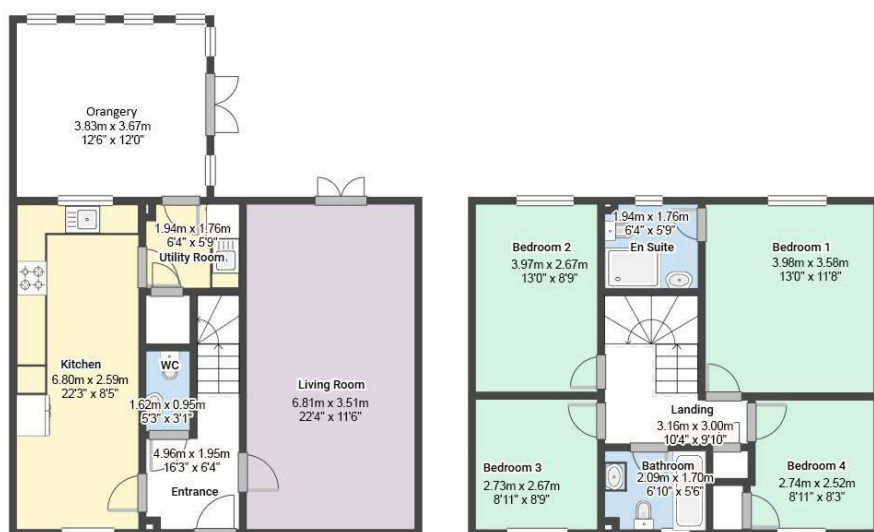
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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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