

HoldenCopley

PREPARE TO BE MOVED

Grampian Drive, Arnold, Nottinghamshire NG5 9PR

Guide Price £270,000 - £300,00

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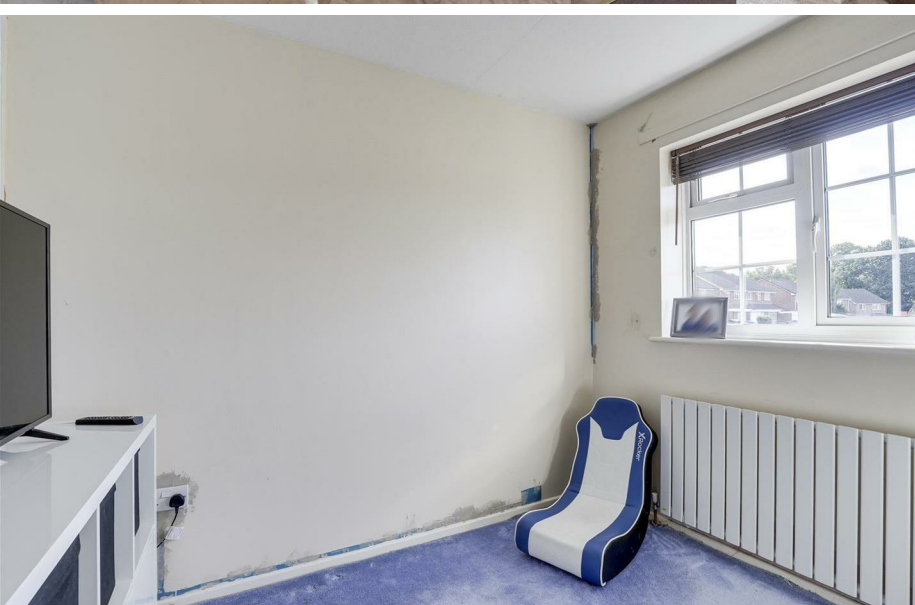
GUIDE PRICE: £270,000 - £300,000

DEATCHED HOME IN A GREAT LOCATION...

This spacious four bedroom detached house offers an ideal opportunity for a range of buyers, particularly growing families seeking ample room to live, work, and play. The property boasts excellent potential to put your own stamp on it, making it a fantastic long-term family home. The ground floor welcomes you with an entrance hall leading to a generous bay-fronted living room, perfect for relaxing or entertaining. A separate dining room provides a dedicated space for family meals, while the fitted kitchen offers practicality and convenience. Upstairs, you'll find four well-proportioned double bedrooms, all serviced by a family bathroom and a separate W/C, ensuring comfort and functionality for the whole household. Externally, the property benefits from a versatile storage space and a gated driveway offering off-street parking. The private rear garden is a true highlight, featuring a patio area ideal for outdoor dining and a lawn, perfect for children to play or gardening enthusiasts to get creative. Located on a quiet street within a popular residential area, this home is within walking distance of the scenic Bestwood Country Park and close to local shops and amenities. It falls within the catchment area for highly regarded schools including Warren Primary School and The Oakwood Academy, both rated 'Good' by Ofsted.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Bay-Fronted Living Room
- Dining Room
- Fitted Kitchen
- Bathroom & Separate W/C
- Versatile Room / Garage & Driveway
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links





GROUND FLOOR

Entrance Hall

6’5" x 5’9" (1.98m x 1.77m)

The entrance hall has carpeted flooring, a vertical radiator, an in-built cupboard, a UPVC double-glazed obscure window to the front elevation, and a UPVC door providing access into the accommodation.

Living Room

18’0" x 10’10" (5.50m x 3.31m)

The living room has carpeted flooring, a fireplace set in a hearth with a decorative surround, a radiator, a UPVC double-glazed window with blinds to the side elevation, and a UPVC double-glazed bay window with blinds to the front elevation.

Kitchen

9’7" x 9’7" (2.94m x 2.94m)

The kitchen has a range of fitted base and wall units, a ceramic sink and a half with a mixer tap, a freestanding cooker with an extractor fan, an integrated fridge, a dishwasher, a tiled splashback, tiled flooring, and a UPVC double-glazed window to the front elevation.

Dining Room

15’8" max x 11’2" (4.78m max x 3.42m)

The dining room has carpeted flooring, a radiator, and double French doors opening out onto the rear garden.

FIRST FLOOR

Master Bedroom

12’5" max x 9’7" (3.79m max x 2.94m)

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

Bedroom Two

11’1" x 9’8" (3.40m x 2.95m)

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

Bedroom Three

8’7" max x 8’1" (2.64m max x 2.48m)

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

Bedroom Four

9’4" x 8’1" (2.86m x 2.48m)

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

Bathroom

5’5" x 5’1" (1.66m x 1.55m)

The bathroom has a panelled bath with a mains-fed shower fixture and handheld shower head, a pedestal wash basin, a radiator, wood-effect flooring, tiled walls, and a UPVC double-glazed obscure window to the side elevation.

W/C

4’4" x 2’9" (1.34m x 0.85m)

This space has a low-level dual flush W/C, wood flooring, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Outdoor Storage Room

20’0" x 8’9" (6.11m x 2.67m)

This space has ample storage space.

Front

To the front of the property is a driveway, a planted border, courtesy lighting, and gated access to the rear garden.

Rear

To the rear of the property is a fully enclosed garden featuring a patio area, a lawn, established trees and bushes, courtesy lighting, a shed, and a hedged boundary.

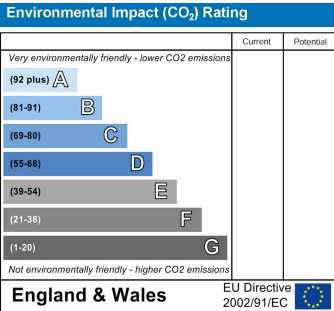
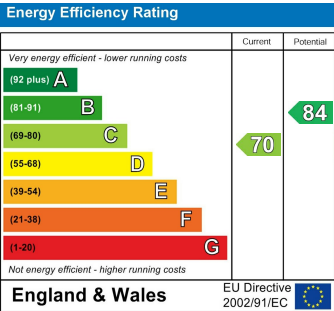
ADDITIONAL INFORMATION

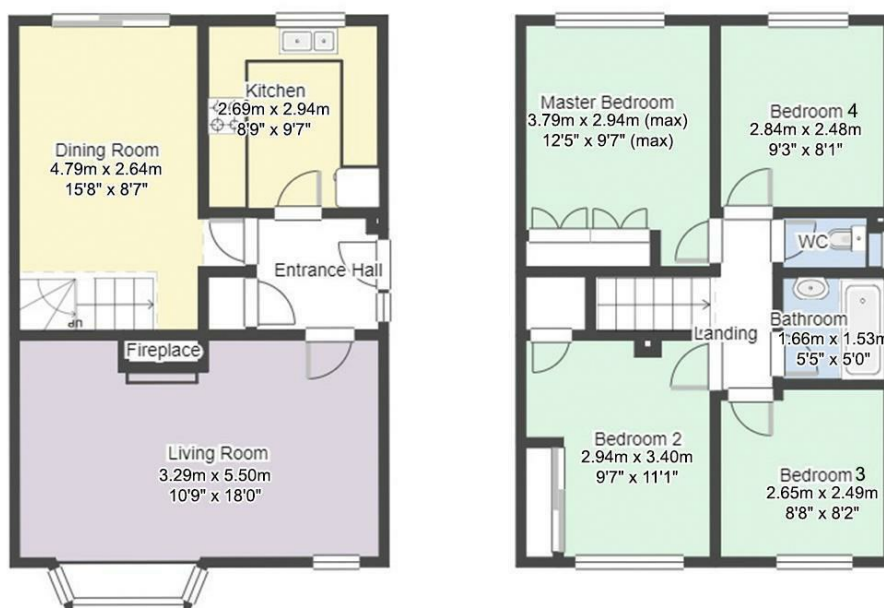
- Broadband Networks - Openreach, Virgin Media
- Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)
- Phone Signal – Good 4G/5G Coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – 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 C
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 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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