

# HoldenCopley

PREPARE TO BE MOVED

Roxburgh Close, Arnold, Nottinghamshire NG5 8RN

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Guide Price £400,000



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NO UPWARD CHAIN...

This beautiful four-bedroom detached house is the perfect modern family home, offered with no upward chain. Located in a highly sought-after area, it is conveniently close to local amenities such as shops, schools, and excellent commuting links. Upon entering the home, you are welcomed into a bright and inviting entrance hall. To the right, the spacious living room is filled with natural light, thanks to large window and double French doors that open out onto the rear garden, creating a seamless flow between indoor and outdoor spaces. Adjacent to the living room is a formal dining room, ideal for entertaining guests or enjoying family meals. The modern kitchen diner is designed for both culinary creativity and family meals. The ground floor is completed by a convenient W/C. Upstairs, the accommodation continues to impress with three generously-sized double bedrooms and a single bedroom, offering plenty of space for family members or guests. The main bedroom features a stylish en-suite bathroom for added privacy and luxury, while the modern family bathroom serves the remaining bedrooms. The property also benefits from a brand new boiler. Outside, the property benefits from a private driveway, providing off-road parking and access to the garage. The front garden is thoughtfully landscaped with an array of plants and shrubs that add charm and kerb appeal. The rear garden is a standout feature, beautifully landscaped with an artificial lawn surrounded by vibrant plants. Two patio seating areas and a hot tub offer the perfect spots for relaxing or entertaining.

MUST BE VIEWED!







- Detached House
- Four Bedrooms
- Two Reception Rooms
- Modern Kitchen Diner
- Ground Floor W/C
- Stylish En-Suite & Family Bathroom
- Driveway & Garage
- Beautifully Presented Throughout
- Popular Location
- Must Be Viewed











GROUND FLOOR

Hallway

18'1" x 6'6" (5.53 x 1.99)  
The hallway has karndeian wood-effect flooring, carpeted stairs, a radiator, two in-built storage cupboards and a single composite door providing access into the accommodation.

Living Room

16'9" x 10'2" (5.11 x 3.10)  
The living room has carpeted flooring, a radiator, a UPVC double-glazed window to the front elevation and double French doors opening out to the rear garden.

Dining Room

10'9" x 9'8" (3.29 x 2.96)  
The dining room has carpeted flooring, a radiator and two UPVC double-glazed windows to the front and side elevations.

Kitchen Diner

15'0" x 14'11" (4.58 x 4.57)  
The kitchen diner has a range of fitted base and wall units with worktops, a ceramic sink and a half with a drainer and a swan neck mixer tap, an integrated oven, gas hob, extractor hood, dishwasher & fridge freezer, partially tiled walls, a radiator, karndeian wood-effect flooring, three UPVC double-glazed windows to the side and rear elevations and double French doors opening out to the rear garden.

W/C

7'6" x 2'9" (2.29 x 0.85)  
This space has a low level dual flush W/C, a pedestal wash basin, a tiled splashback, a radiator, an extractor fan and karndeian wood-effect flooring.

FIRST FLOOR

Landing

9'10" x 6'1" (3.00 x 1.87)  
the landing has carpeted flooring, a radiator, a UPVC double-glazed window to the rear elevation, access to the first floor accommodation and access to the boarded loft with courtesy lighting via a dropdown ladder.

Master Bedroom

15'1" x 9'11" (4.61 x 3.04)  
The main bedroom has carpeted flooring, a radiator, access to the en-suite and two UPVC double-glazed windows to the side and rear elevations.

En-Suite

6'8" x 3'9" (2.04 x 1.16)  
The en-suite has a low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with an overhead rainfall shower, a wall-mounted electric shaving point, a heated towel rail, tiled walls, recessed spotlights, an extractor fan, vinyl flooring and a UPVC double-glazed obscure window to the side elevation.

Bedroom Two

14'6" x 10'4" (4.42 x 3.15)  
The second bedroom has carpeted flooring, a radiator, in-built wardrobes and two UPVC double-glazed windows to the front and side elevation.

Bedroom Three

12'2" x 10'3" (3.73 x 3.14)  
The third bedroom has carpeted flooring, a radiator, an in-built storage cupboards and a UPVC double-glazed window to the front elevation.

Bedroom Four

7'5" x 7'0" (2.28 x 2.14)  
The fourth bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the rear elevation.

Bathroom

6'8" x 5'5" (2.04 x 1.66)  
The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a double-ended bath with central taps and an overhead rainfall shower fixture, a shower niche, a column radiator, tiled walls, vinyl flooring, recessed spotlights and extractor fan.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, access to the garage, courtesy lighting, and a variety of plants and shrubs.

Rear

To the rear is an enclosed garden with an artificial lawn, two paved patio areas, a hot tub, a vairety of plants and shurbs, and courtesy lighting.

DISCLAIMER

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

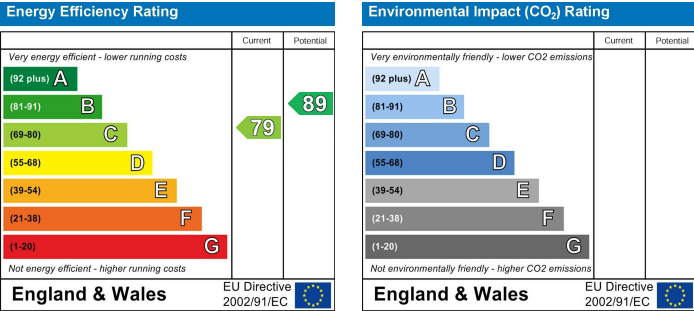
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving 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.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Openreach
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G
- 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



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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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