

HoldenCopley

PREPARE TO BE MOVED

Gedling Road, Arnold, Nottinghamshire NG5 6PB

Guide Price £330,000

Gedling Road, Arnold, Nottinghamshire NG5 6PB



GUIDE PRICE £330,000 - £350,000

THE PERFECT BLANK CANVAS FOR YOUR FOREVER HOME...

This four bedroom detached house offers spacious and versatile accommodation throughout, making it the ideal purchase for a growing family looking to put their own stamp on a property and create their dream home. Situated in a popular location, the property is just a stone's throw from a range of local amenities, excellent transport links, well-regarded schools, and Gedling Country Park, perfect for leisurely walks and outdoor activities. To the ground floor, the property benefits from a porch, an entrance hall, a ground floor W/C, a spacious living room, a dining room, a study – ideal for those working from home – and a well-appointed fitted kitchen. The ground floor is completed with a garage, providing additional storage or potential for further development. The first floor boasts four generously sized double bedrooms, a three-piece shower room, and access to the loft space, offering excellent storage potential. Outside, the property sits on a generous plot with a block-paved driveway providing off-street parking for three vehicles and a lawned garden to the front. To the rear, you'll find a private enclosed garden featuring a paved patio seating area and a well-maintained lawn – perfect for entertaining or relaxing in the warmer months. This property offers the perfect blend of space, location, and potential — an exceptional opportunity for any family ready to make a house their own.

NO UPWARD CHAIN





- Detached House
- Four Double Bedrooms
- Well Appointed Fitted Kitchen
- Three Reception Rooms
- Ground Floor W/C
- Three Piece Shower Room
- Off-Road Parking & Garage
- Private Enclosed Rear Garden
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Porch

The porch has a UPVC double-glazed window to the front elevation, carpeted flooring and a single UPVC door providing access into the accommodation.

Hallway

12'7" x 5'11" (3.84 x 1.81)

The hallway has carpeted flooring and stairs, an under the stairs cupboard, a radiator and a single composite door.

W/C

5'0" x 4'5" (1.53 x 1.35)

This space has a low level flush W/C, a wall-mounted wash basin, carpeted flooring and an internal obscure window.

Living Room

16'9" x 11'10" (5.13 x 3.62)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a decorative surround with an electric fire, coving and sliding double doors providing access into the dining room.

Dining Room

11'11" x 9'4" (3.65 x 2.87)

The window has an internal window, carpeted flooring and a radiator.

Study

10'10" x 7'10" (3.32 x 2.39)

The study has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and a UPVC single door providing access out to the garden.

Kitchen

14'8" x 9'4" (4.49 x 2.86)

The kitchen has a range of fitted shaker style base and wall units with worktops, an integrated double oven, a stainless steel sink with a drainer, a hob with an extractor hood, space and plumbing for a washing machine and dishwasher, space for an under the counter freezer, space for a fridge, tiled flooring, a radiator, partially tiled walls and a UPVC double-glazed window to the rear elevation.

Side Entrance

3'6" x 3'2" (1.09 x 0.98)

The side entrance has two storage cupboards and a single UPVC door providing side access.

Garage

17'7" x 8'3" (5.37 x 2.53)

The garage has a window to the side elevation, a single door and an up and over garage door.

FIRST FLOOR

Landing

15'6" x 9'1" (4.73 x 2.77)

The landing has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a built-in cupboard, access into the loft and provides access to the first floor accommodation.

Master Bedroom

13'11" x 11'11" (4.26 x 3.65)

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

Bedroom Two

12'6" x 11'11" (3.82 x 3.64)

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

Bedroom Three

9'10" x 9'5" (3.02 x 2.89)

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

Bedroom Four

12'0" x 8'2" (3.66 x 2.51)

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

Shower Room

7'7" x 5'11" (2.33 x 1.81)

The shower room has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with an electric shower, laminate flooring, a radiator, partially tiled walls, an electric shaving point and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a block paved driveway for three vehicles, a garden with a lawn and a single gate providing rear access.

Rear

To the rear is a private garden with a paved patio seating area, a lawn, mature shrubs and trees and an outdoor tap.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed) 100 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G & some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

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.

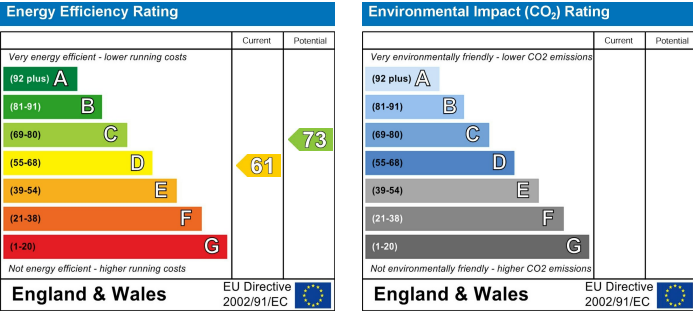
The vendor has advised the following:

Property Tenure is Freehold

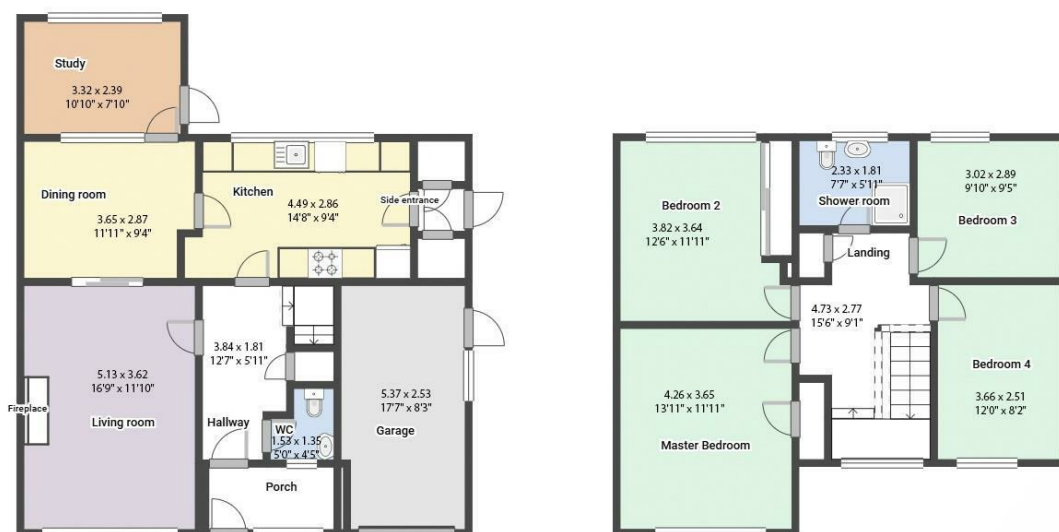
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement 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.



Gedling Road, Arnold, Nottinghamshire NG5 6PB



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.