

HoldenCopley

PREPARE TO BE MOVED

Welham Crescent, Arnold, Nottinghamshire NG5 7LJ

Offers Over £350,000

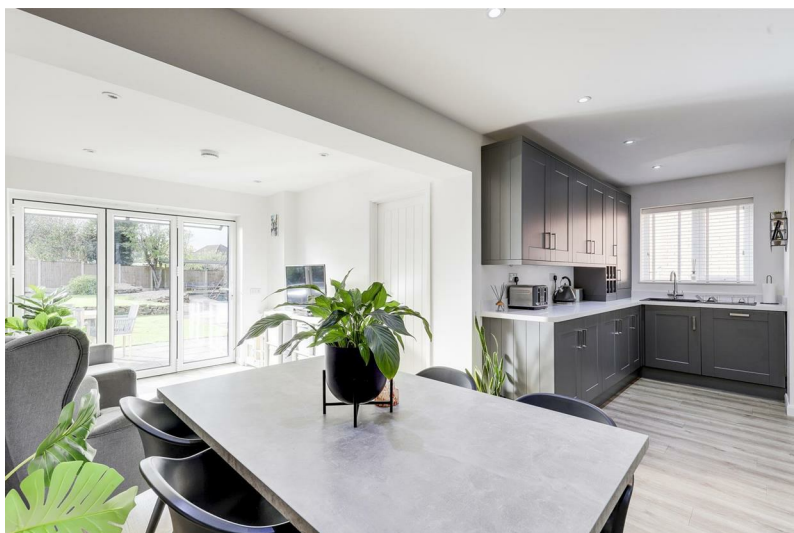
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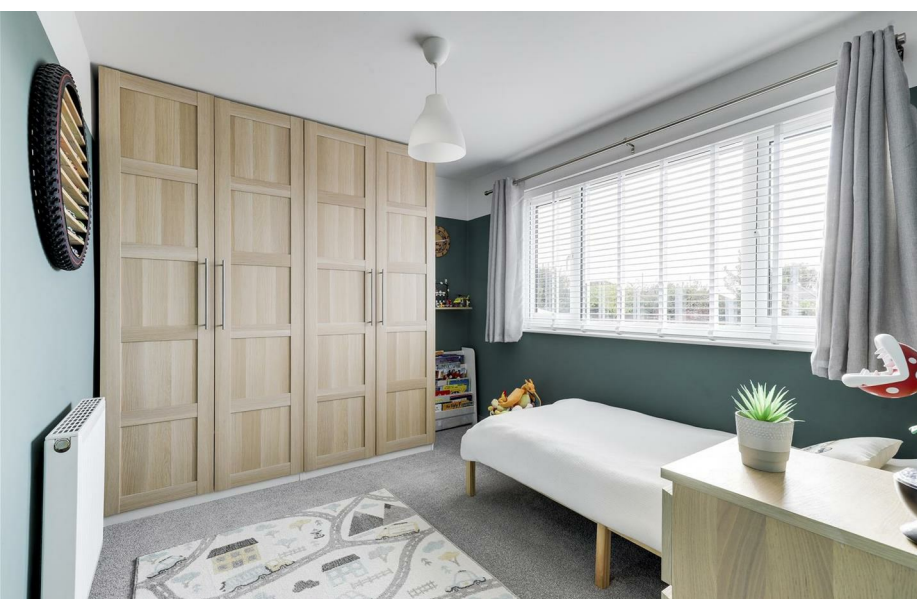


IMMACULATLEY PRESENTED DETACHED FAMILY HOME...

This beautifully maintained detached house is immaculately presented throughout and offers spacious accommodation, making it perfect for a wide range of buyers looking to move straight in. Located in a popular area close to shops, great schools, and with superb transport links, this property combines convenience with comfort. The ground floor comprises an entrance hall, a bay-fronted reception room featuring a gas stove, and a modern fitted kitchen-diner complete with integrated appliances and bi-folding doors that open out onto the garden, seamlessly blending indoor and outdoor living. A practical wet room completes the ground floor accommodation. Upstairs, there are three well-proportioned bedrooms, two of which benefit from fitted wardrobes, and a stylish four-piece bathroom featuring a freestanding bathtub. Loft access provides additional storage or potential for future conversion, subject to planning. Externally, the property boasts a driveway leading to a detached double garage and a private south-facing rear garden with two lawns, multiple seating areas, including a paved patio and a wooden deck with a pergola. A rubber mulch area offers a safe and fun playground space, ideal for families. This home presents a fantastic opportunity to acquire a spacious, move-in-ready property in a prime location.

MUST BE VIEWED





- Detached Family Home
- Three Bedrooms
- Bay Fronted Reception Room With Gas Stove
- Modern Fitted Kitchen-Diner With Bi-Folding Doors
- Ground Floor Wet Room
- Contemporary Four Piece Bathroom Suite
- Off-Road Parking & Detached Double Garage
- Generous South-Facing Private Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Hallway

12'0" x 6'2" (3.66m x 1.88m)

The hallway has wood-effect flooring, a carpeted stair runner, a column radiator and a single composite door providing access into the accommodation.

Living Room

13'5" x 12'11" (4.09m x 3.94m)

The living room has a UPVC double-glazed bay window to the front elevation, UPVC double-glazed windows to the side elevation, carpeted flooring, a recessed chimney breast alcove with a gas stove, exposed brick, a wooden mantle and hearth.

Kitchen-Diner

19'11" (max) x 19'10" (max) (6.08m (max) x 6.05m (max))

The kitchen-diner has a range of fitted shaker style base and wall units with worktops, an integrated double oven, dishwasher and fridge, a hob with an extractor hood, a sink with a drainer and a swan neck mixer tap, wood-effect flooring, two radiators, recessed spotlights, a built-in cupboard, a UPVC double-glazed window to the side elevation and UPVC bi-folding doors providing access out to the garden.

Hallway

7'9" x 3'4" (2.36m x 1.02m)

The hallway has wood-effect flooring, a built-in cupboard, recessed spotlights and access into the loft.

Wet Room

9'11" x 4'2" (3.02m x 1.27m)

The wet room has a low level flush W/C, a wall-mounted wash basin, an electric shower, waterproof flooring and walls, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR

Landing

6'3" x 3'1" (1.91m x 0.94m)

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

Master Bedroom

13'6" x 11'4" (4.11m x 3.45m)

The main bedroom has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator and a fitted floor to ceiling double wardrobe.

Bedroom Two

11'2" x 9'0" (3.40m x 2.74m)

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

Bedroom Three

8'3" x 7'11" (2.51m x 2.41m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and a fitted floor to ceiling wardrobe.

Bathroom

8'5" x 6'0" (2.57m x 1.83m)

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

OUTSIDE

Front

To the front is a driveway leading to a detached double garage, mature shrubs and courtesy lighting.

Rear

To the rear is a private south-facing garden with a paved patio seating area, two lawns, mature shrubs and trees, a wooden decked seating area with a pergola, a

rubber mulch area suitable for a playground, decorative stones and fence panelled boundaries.

Garage

19'11" x 16'5" (6.09 x 5.01)

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

220 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 – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

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:

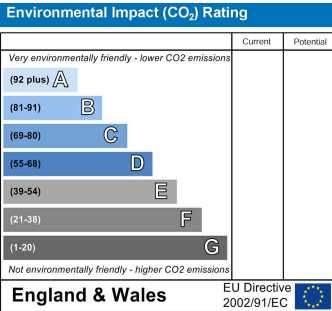
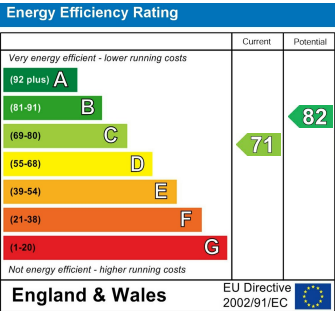
Property Tenure is Freehold

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.

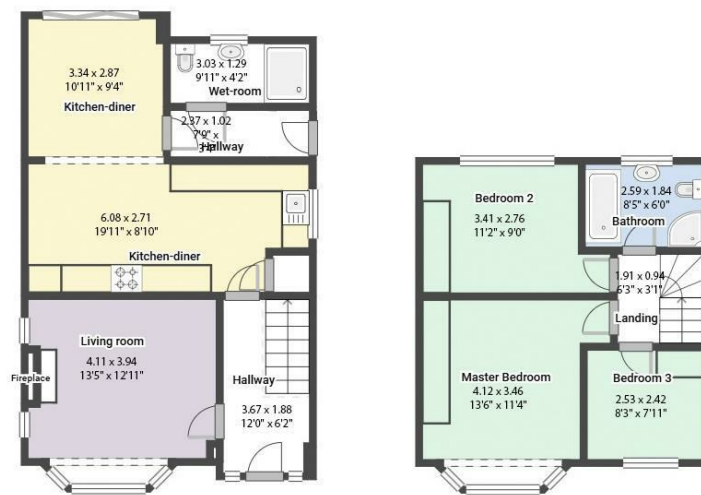
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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