

HoldenCopley

PREPARE TO BE MOVED

Glanton Way, Nottingham, NG5 8SN

£400,000

Glanton Way, Nottingham, NG5 8SN



POPULAR LOCATION...

This impressive four-bedroom detached family home offers spacious and versatile living accommodation, designed with both comfort and practicality in mind. The ground floor features two generous reception rooms, perfect for entertaining guests or enjoying relaxed family living. The well-appointed kitchen is complemented by a separate utility room and a convenient downstairs WC, providing a practical and stylish hub for day-to-day life. Upstairs, the property comprises four well-proportioned bedrooms, including a master bedroom with a private en-suite, alongside a family bathroom. The home is further enhanced by a driveway and garage, providing ample off-street parking, and a private rear garden offering a peaceful outdoor space. Situated in a highly desirable location, the property benefits from close proximity to Hobbucks Nature Reserve and Calverton Road Nature Reserve, ideal for outdoor recreation. There is also easy access to the amenities of Arnold town centre, including shopping, schooling, healthcare facilities, and both public and private transport links, including connections to local hospital networks. This property presents an excellent opportunity to secure a spacious family home in a sought-after area.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen & Utility Room
- Three-Piece Bathroom Suite & Ground Floor W/C
- En-Suite To The Master Bedroom
- Garage & Driveway
- Enclosed Rear Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

17'5" x 5'10" (5.32 x 1.80)

The entrance hall has carpeted flooring, an under-stairs cupboard, a radiator, coving to the ceiling, and a composite door providing access into the accommodation.

WC

7'5" x 2'6" (2.27 x 0.78)

This space has a low level flush W/C, a vanity-style wash basin, an extractor fan, a wall-mounted alarm key pad, partially tiled walls, and carpeted flooring.

Living Room

15'10" x 11'4" (4.84 x 3.47)

The living room has a UPVC double glazed wooden framed window to the front elevation, a radiator, a TV point, a feature fireplace, coving to the ceiling, and carpeted flooring.

Dining Room

11'5" x 8'10" (3.48 x 2.70)

The dining room has carpeted flooring, a radiator, coving to the ceiling, and double French doors opening to the rear garden.

Kitchen

14'8" x 7'9" (4.48 x 2.38)

The kitchen has a range of fitted base and wall units with worktops, a sink and half with a mixer tap and drainer, an integrated oven, gas ring hob and extractor hood, space for an under counter fridge and freezer, space for a dining table, tiled splashback, tiled flooring, a wooden framed UPVC double glazed window to the rear elevation, a door opening to the side elevation, and access into the utility room.

Utility Room

6'10" x 6'0" (2.10 x 1.83)

The utility room has a fitted base unit and full height cupboard with worktops, a sink with a mixer tap and drainer, space and plumbing for a washing machine, tiled splashback, tiled flooring, and a wooden framed UPVC double glazed window to the side elevation.

FIRST FLOOR

Landing

9'10" x 6'0" (3.02 x 1.83)

The landing has carpeted flooring, access into the loft, and access to the first floor accommodation.

Master Bedroom

16'3" x 11'4" (4.97 x 3.47)

The main bedroom has a wooden framed UPVC double glazed window to the front elevation, two in-built cupboards, a radiator, coving to the ceiling, carpeted flooring, and access into the en-suite.

En-Suite

7'8" x 4'4" (2.36 x 1.34)

The en-suite has a wooden framed UPVC double glazed window to the side elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, partially tiled walls and carpeted flooring.

Bedroom Two

12'11" x 11'6" (3.96 x 3.51)

The second bedroom has a wooden framed UPVC double glazed window to the front elevation, a radiator, an in-built cupboard, coving to the ceiling, and carpeted flooring.

Bedroom Three

11'10" x 11'5" (3.63 x 3.48)

The third bedroom has a wooden framed UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, and carpeted flooring.

Bedroom Four

8'11" x 7'9" (2.72 x 2.38)

The third bedroom has a wooden framed UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, and carpeted flooring.

Bathroom

6'6" x 5'4" (1.99 x 1.64)

The bathroom has a wooden framed UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower and shower screen, a chrome heated towel rail, recessed spotlights, partially tiled walls, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is courtesy lighting, a blocked driveway leading to the garage with lawns to the sides, and gated access to the rear garden.

Garage

17'4" x 8'2" (5.29 x 2.51)

The garage has ample storage, and an up-and-over door opening to the driveway.

Rear

To the rear of the property, there is a fully enclosed garden featuring a paved patio area, ideal for outdoor seating or dining. Beyond the patio lies a well-maintained lawn, bordered by thoughtfully planted areas containing a variety of shrubs, bushes, and seasonal plants. The garden is enclosed by sturdy panelled fencing, providing both privacy and a defined boundary.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G
- 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

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Glanton Way, Nottingham, NG5 8SN

HoldenCopley
PREPARE TO BE MOVED



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.