

HoldenCopley

PREPARE TO BE MOVED

Mitford Drive, Arnold, Nottinghamshire NG5 8BR

Guide Price £400,000 - £410,000

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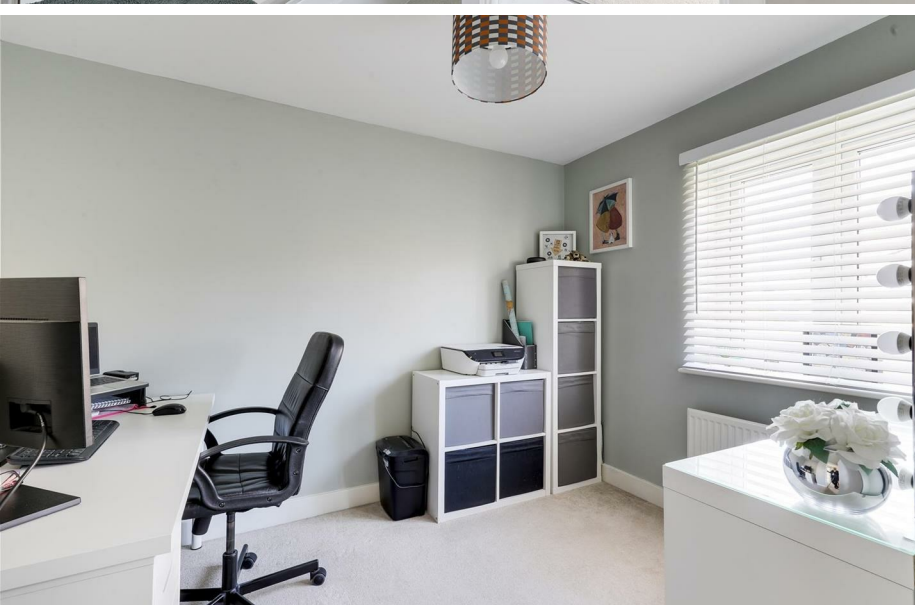
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THE PERFECT FAMILY HOME...

This beautifully presented four-bedroom detached house is the ideal place for any growing family looking for space, style, and a location that ticks all the right boxes. Nestled in a highly sought-after area, it offers excellent access to local amenities, outstanding school catchments, convenient commuting links, and the scenic countryside right on your doorstep — perfect for balancing busy family life with moments of calm. The ground floor welcomes you with an inviting entrance hall leading through to a generous living room, ideal for cosy evenings together. The heart of the home is the modern fitted kitchen diner, complete with a range of integrated appliances and plenty of space to cook, dine, and entertain. There's also a handy utility room and a ground floor WC for added convenience. Upstairs, you'll find four well-proportioned bedrooms, all finished to a high standard. The master bedroom benefits from its own en-suite, while the rest of the family can enjoy the contemporary four-piece bathroom suite. Outside, the property boasts a landscaped front garden, a driveway for two cars, an EV charging point, and access to the integral garage. The rear garden has been thoughtfully designed for both relaxation and entertaining, with a smart patio area, a wooden pergola that currently houses a hot tub — which is negotiable — a well-kept lawn, and a shed for additional storage. A perfect family home that's ready to move straight into and enjoy from day one.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen Diner
- Utility & WC
- Two Bathroom Suites
- Driveway With EV Charger & Integral Garage
- Landscaped Gardens
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

13'6" x 6'0" (4.14 x 1.83)

The entrance hall has tiled flooring, a radiator, carpeted stairs, an in-built under stair cupboard, and a single composite door providing access into the accommodation.

Living Room

16'4" x 10'11" (4.98 x 3.34)

The living room has a UPVC double-glazed window to the front and side elevation, carpeted flooring, a TV point, and two radiators.

Kitchen Diner

17'5" x 11'1" (5.33 x 3.39)

The kitchen has a range of fitted base and wall units with laminate worktops, a stainless steel sink and a half with a mixer tap and drainer, an integrated double oven with a gas hob, extractor fan and stainless steel splashback, an integrated microwave, an integrated dishwasher, an integrated fridge freezer, tiled flooring, tiled splashback, a radiator, space for a dining table, a radiator, UPVC double-glazed windows to the rear elevation, and double French doors opening out to the garden.

Utility Room

6'0" x 5'6" (1.83 x 1.68)

The utility room has a fitted base and wall units with a laminate worktop, space and plumbing for a washing machine, space for a tumble-dryer, tiled flooring, a radiator, and a single composite door to the rear garden.

WC

5'2" x 3'2" (1.59 x 0.97)

This space has a low level dual flush WC, a wash basin, tiled splashback, tiled flooring, a radiator, and a UPVC double-glazed obscure window to the rear elevation.

Garage

19'3" x 8'11" (5.88 x 2.72)

The garage has lighting, power points, a wall-mounted boiler, and an up and over door opening out onto the front driveway.

FIRST FLOOR

Landing

10'8" x 8'1" (3.26 x 2.47)

The landing has carpeted flooring, a radiator, access to the loft with lighting, an in-built cupboard, and provides access to the first floor accommodation.

Master Bedroom

14'6" x 10'11" (4.42 x 3.35)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, fitted in-built wardrobes, and access into the en-suite.

En-Suite

7'6" x 7'3" (2.29 x 2.21)

The en-suite has a low level dual flush WC, a pedestal wash basin, a shower enclosure with a mains-fed shower and a sliding shower screen, a radiator, tiled flooring, partially tiled walls, an electrical shaving point, an extractor fan, and UPVC double-glazed obscure window to the front elevation.

Bedroom Two

13'2" x 9'3" (4.02 x 2.84)

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

Bedroom Three

14'0" x 9'0" (4.27 x 2.76)

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

Bedroom Four

10'0" x 9'11" (3.05 x 3.03)

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

Bathroom

9'6" x 8'0" (2.91 x 2.46)

The bathroom has a low level dual flush WC, a pedestal wash basin, a panelled bath with a handheld shower head, a shower enclosure with a mains-fed shower and a bi-folding shower screen, a radiator, tiled flooring, partially tiled walls, recessed spotlights, an extractor fan, an electrical shaving point, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway for two cars, an electrical car-charging point, access into the garage, external lighting, blue slate chippings, various plants, and side gated access to the rear garden.

Rear

To the rear of the property is a private enclosed garden with a sandstone patio area, a lawn, a wooden pergola with space for a hot tub - that is currently negotiable, a shed, raised planters, an external power socket, an outdoor tap, external lighting, and fence panelled boundaries.

ADDITIONAL INFORMATION

- Broadband Networks Available - Virgin Media, Openreach
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 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 risk
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

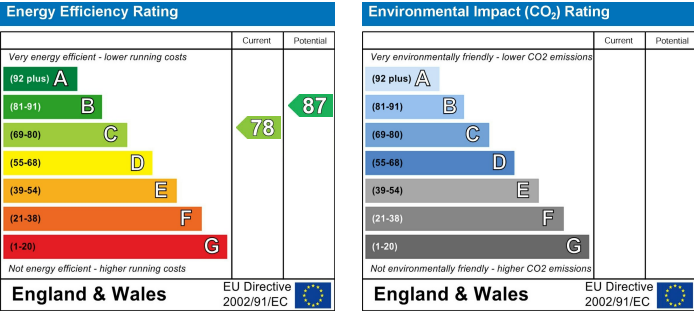
Council Tax Band Rating - Gedling Borough Council - Band E
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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 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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