Holden Copley PREPARE TO BE MOVED

Parry Way, Arnold, Nottinghamshire NG5 8DD

Guide Price £290,000





GUIDE PRICE £290,000 - £310,000

WELL-PRESENTED FAMILY HOME...

This four bedroom semi-detached home is the ideal purchase for any growing family searching for their forever home. Benefiting from spacious accommodation and being well looked-after throughout, this property is ready to move straight into. Situated in a highly popular and convenient part of Arnold, the home is located within easy reach of a wide range of local amenities such as shops, schools, parks, popular eateries and excellent transport links, whilst being in catchment to well-regarded schools. Internally, the ground floor of the property comprises an entrance hall, a spacious living room with a feature fireplace and entertainment centre, with open access to the dining area, as well as a modern fitted kitchen, a utility room, and a W/C. Upstairs, the first floor is home to four generously sized and well-proportioned bedrooms serviced by a stylish four-piece family bathroom suite. Outside to the front of the property is a driveway providing off-street parking with access to a single garage. To the rear is a private enclosed garden with a paved patio seating area and a lawn - offering the perfect space for family enjoyment and entertaining.

MUST BE VIEWED







- Semi-Detached House
- Four Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen &
 Breakfast Bar
- Utility Room & Ground Floor
 W/C
- Four-Piece Bathroom Suite
- Off Street Parking & Garage
- Private Enclosed Garden
- Convenient Location
- Must Be Viewed









GROUND FLOOR

Entrance Hall

 $3*5" \times 4*II"$ (I.05m × I.5lm)

The entrance hall has wood-effect flooring, carpeted stairs, a vertical radiator, and a single UPVC door leading into the accommodation.

Living Room

 12^{1} " × 13^{1} " (3.96m × 4.01m)

The living room has wood-effect flooring, a feature fireplace with a hearth, a radiator, coving to the ceiling, a UPVC double-glazed bow window to the front elevation, and an archway providing open access into the dining room.

Dining Room

 10^{4} " × 8^{5} " (3.17m × 2.59m)

The dining room has wood-effect flooring, a radiator, coving to the ceiling, and double French doors leading out to the rear garden.

Kitchen

7°3" × 11°11" (2,21m × 3,64m)

The kitchen has a range of fitted shaker-style base and wall units with rolled-edge worktops and a breakfast bar, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated oven and microwave, an integrated electric hob with a stainless steel extractor fan, an integrated dishwasher, tiled flooring, partially tiled walls, a radiator, recessed spotlights, and a UPVC double-glazed window to the rear elevation.

Hall

 $4^{\circ}0" \times 3^{\circ}2"$ (I.24m × 0.99m)

The hall has tiled flooring, partially tiled walls, and a single door providing access to the garage.

Utility Room

 $7*8" \times 7*2" (2.35m \times 2.20m)$

The utility room has rolled edge worktops, space and plumbing for a washing machine, space for an undercounter fridge freezer, tiled flooring, a radiator, a UPVC double-glazed window to the rear elevation, and a single UPVC door leading out to the rear garden.

W/C

 4^{5} " \times 3^{4} " (I.36m \times I.04m)

This space has a low level flush W/C, a wall-mounted wash basin with a mixer tap, tiled flooring and walls, a vertical radiator, and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

 $5^{*}II'' \times 10^{*}II'' (1.82m \times 3.34m)$

The landing has carpeted flooring, a built-in storage cupboard, access into the loft, and provides access to the first floor accommodation.

Master Bedroom

 9° II" × 13° 6" (3.03m × 4.12m)

The main bedroom has carpeted flooring, a radiator, a built-in storage cupboards, a range of fitted furniture including wardrobes, a chest of drawers, and bedside tables, and a UPVC double-glazed window to the front elevation.

Bedroom Two

 7^{1} " × 18^{3} " (2.16m × 5.57m)

The second bedroom has wood-effect flooring, a radiator, fitted wardrobes, and a UPVC double-glazed window to the front elevation.

Bedroom Three

 $9^{9} \times 10^{4} (2.99 \text{m} \times 3.16 \text{m})$

The third bedroom has carpeted flooring, a vertical radiator, an in-built storage cupboard, a range of fitted furniture including wardrobes and a vanity, and a UPVC double-glazed window to the rear elevation.

Bedroom Four

 $6^{10} \times 5^{11} (2.10 \text{ m} \times 1.82 \text{ m})$

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

Bathroom

 7^{2} " × 13^{6} " (2,19m × 4,12m)

The bathroom has a concealed low level dual flush W/C, a wall-mounted countertop wash basin, a panelled bath, a walk-in shower enclosure with a folding glass panel and a waterfall shower, two solid stainless steel heated towel rails, tiled flooring and walls with underfloor heating, recessed spotlights and two UPVC double glazed obscure windows to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing access to off-road parking, access into the garage via an up and over door which benefits from electricity and lighting, a range of plants and shrubs, and fence panelled boundaries.

Garage

 $7^*5" \times 17^*4" (2.27m \times 5.30m)$

Rear

To the rear of the property is a private enclosed garden with a paved patio seating area, a lawn, a range of plants and shrubs, courtesy lighting, and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity - Mains Supply

Water - Mains Supply

Heating - Gas 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 and some 5G

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 B

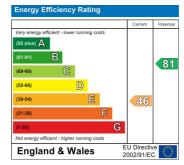
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

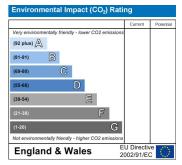
The vendor has advised the following: Property Tenure is freehold.

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 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.

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.





Parry Way, Arnold, Nottinghamshire NG5 8DD







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.