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DavidJames
the estate agent

Coppice Road, Arnold, Nottingham, NG5 7HE

Guide Price £375,000

About This Property

GUIDE PRICE £375,000 - £400,000. Welcome to this beautifully extended detached family home. This spacious property offers four bedrooms, perfect for a growing family, and boasts a range of high-quality finishes and modern conveniences.

Upon entering, you are welcomed by a tiled entrance hall leading to a comfortable lounge featuring a media wall with an electric fire and timber-finish laminate flooring, creating a warm and inviting atmosphere.

The highlight of this home is the stunning extended dining kitchen, designed for both functionality and style. It features a range of grey handleless units, luxurious quartz work surfaces, and a central island that doubles as bench seating for a large dining table. The space is enhanced by Velux windows, tiled flooring, and French doors that open to the rear garden, offering plenty of natural light and a seamless indoor-outdoor living experience.

The utility room and a ground floor WC with a white suite and washbasin add convenience to the home.

The principal bedroom is a private retreat with sliding doors that provide access to fitted wardrobes and an en-suite bathroom. The en-suite boasts a white suite, a freestanding bath, a shower cubicle with a mains shower, a wall-mounted washbasin set to a vanity unit, and tiled flooring.

The property also includes a fully tiled wet room/WC with a walk-in shower area, adding to the modern amenities.

Additional features include gas central heating, UPVC double glazing, a composite front entrance door, and an alarm system, ensuring comfort and security. There is also a store with double doors from the front elevation, providing space for bikes and other garden equipment.

The tiered rear garden is thoughtfully designed with an initial paved patio area, complete with lighting and outdoor power, leading up to an upper lawned garden area via steps.

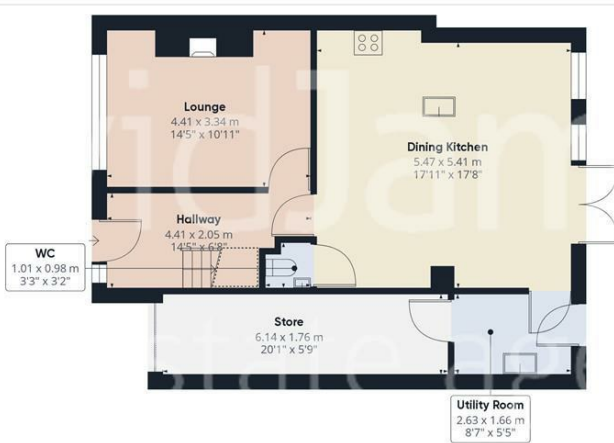
Located in Arnold, this home is perfectly positioned to take advantage of local amenities, schools, and transport links.



- Extended detached family home, four bedrooms
- Entrance hall with tiled flooring
- Lounge with feature media wall with electric fire
- Stunning extended dining kitchen with quartz work surfaces and central island area
- Utility room, ground floor WC
- En-suite bathroom/WC with white suite and freestanding bath and separate shower
- Fully tiled wet room/WC with walk in shower area
- Gas central heating, UPVC double glazing, alarm system
- Store with double doors from the front elevation
- Tiered rear garden with paved patio and lawned areas







Floor 0



Floor 1



Approximate total area⁽¹⁾

115.59 m²
1244.21 ft²

Reduced headroom

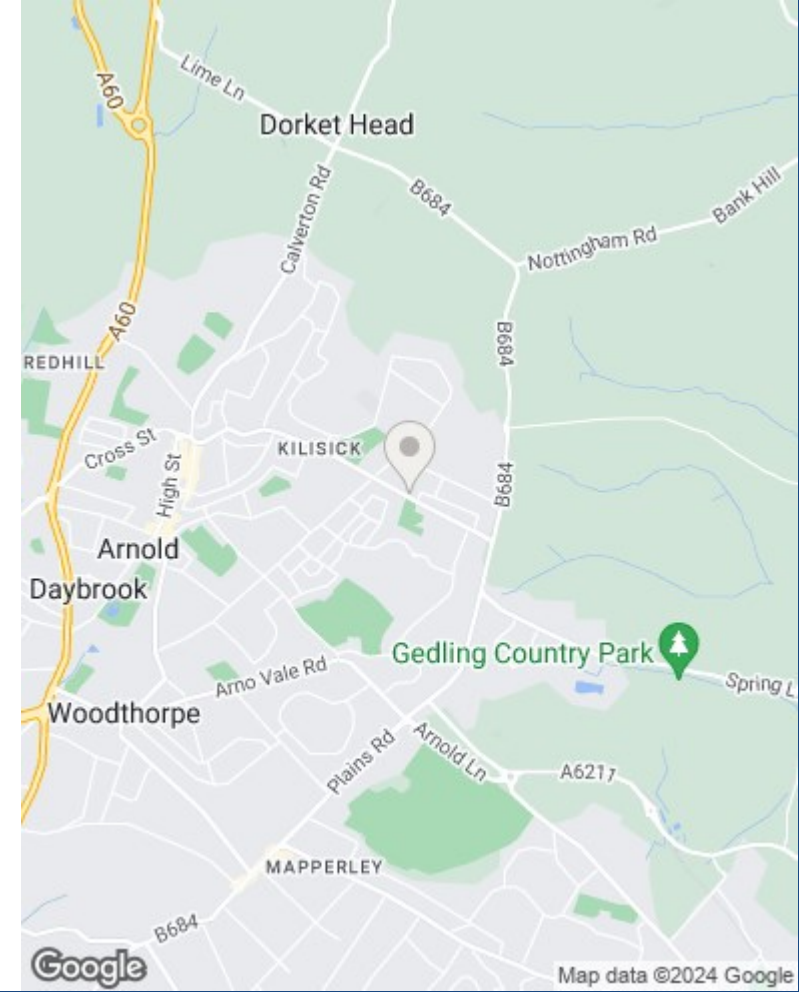
0.99 m²
10.66 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Council Tax Band: C
Gedling Borough Council
Freehold

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