

# HoldenCopley

PREPARE TO BE MOVED

Arlington Close, Hucknall, Nottinghamshire NG15 6DG

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Guide Price £250,000 - £260,000



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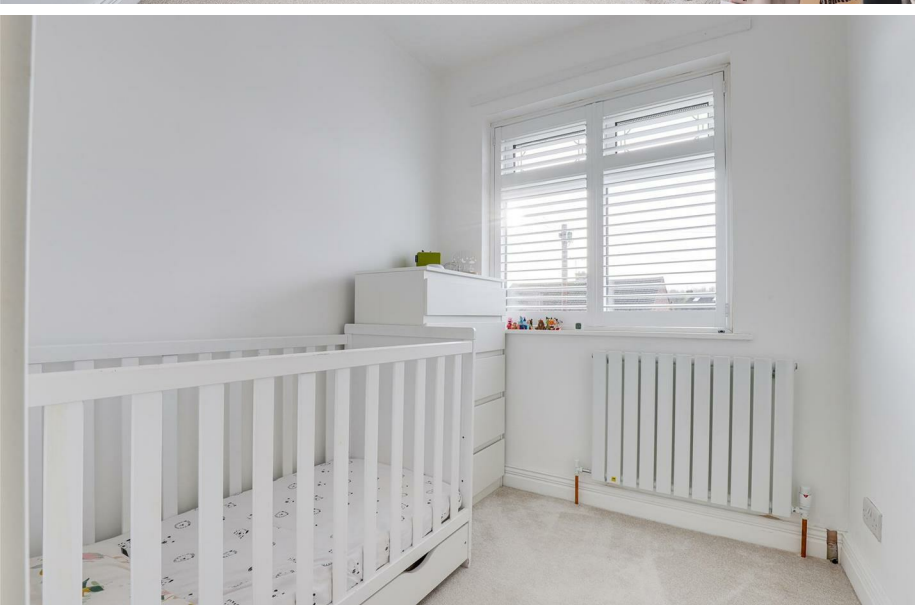
BEAUTIFULLY PRESENTED THROUGHOUT...

This stunning three-bedroom semi-detached house offers deceptively spacious accommodation and is beautifully presented throughout, making it ready to move straight into. Nestled in a quiet cul-de-sac, the property enjoys a sought-after location close to an array of local amenities, including the scenic Bestwood Country Park, shops, excellent transport links, and great school catchments. The ground floor features an entrance hall leading to a generous living room, perfect for relaxation or entertaining. The modern fitted kitchen diner is a highlight, boasting integrated appliances, Quartz worktops and a pantry for added convenience, the garage completes the ground floor layout. Upstairs, the property offers three well-proportioned bedrooms and a stylish three-piece bathroom suite. There is also access to a loft, providing valuable additional storage space with the potential for future conversion. Externally, the front of the property includes a neatly maintained lawned garden and a driveway for off-street parking. To the rear, a private garden awaits, complete with a decking area for outdoor dining, a well-kept lawn, and a practical garden shed. This property effortlessly combines style, functionality, and a popular location.

MUST BE VIEWED







- Semi Detached House
- Three Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen
- Contemporary Three Piece Bathroom Suite
- Driveway & Garage
- Private Rear Garden
- Popular Location
- Beautifully Presented Throughout
- Must Be Viewed











GROUND FLOOR

Entrance Hall

5'10" x 13'11" (1.80m x 4.25m)

The entrance hall has LVT flooring, carpeted stairs, an under the stairs cupboard, a radiator, coving and sliding patio doors providing access into the accommodation.

Living Room

10'5" x 15'8" (3.18m x 4.78m)

The living room has a UPVC double-glazed window with bespoke fitted shutters to the front elevation, carpeted flooring, a column radiator, a recessed chimney breast alcove with a decorative surround, built-in cupboards and shelving and coving.

Kitchen Diner

19'4" x 23'7" (5.91m x 7.19m)

The kitchen has a range of fitted shaker style base and wall units with Quartz worktops and a breakfast bar, an integrated microwave and dishwasher, space for a freestanding range cooker, an extractor hood, a sink and a half with a drainer and a swan neck mixer tap, space for a fridge-freezer, partially tiled walls, LVT flooring, a vertical radiator, access into the pantry, recessed spotlights, UPVC double-glazed windows to the rear elevation, a UPVC single door providing access out to the side of the property and UPVC sliding patio doors providing access out to the garden.

FIRST FLOOR

Landing

6'2" x 10'5" (1.90m x 3.20m)

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

Master Bedroom

10'4" x 12'7" (3.15m x 3.85m)

The main bedroom has a UPVC double-glazed window with bespoke fitted shutters, carpeted flooring and a column radiator.

Bedroom Two

8'10" x 10'3" (2.70m x 3.13m)

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

Bedroom Three

6'6" x 6'2" (1.98m x 1.88m)

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

Bathroom

7'5" x 5'4" (2.27m x 1.64m)

The bathroom has a low level flush W/C, a counter top wash basin, a fitted double ended panelled bath with a mains-fed shower and glass shower screen, tiled flooring, a radiator, partially tiled walls, recessed spotlights, an extractor fan and UPVC double-glazed obscure windows to the rear elevation.

OUTSIDE

Front

To the front of the property is a garden with a lawn, a mature tree and shrub and a driveway.

Rear

To the rear of the property is a private garden with a fence panelled boundary, an outdoor tap, a shed, decking, a lawn, a pebbled path and mature trees and shrubs.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – All 4G, most 3G & 5G 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 – No

Other Material Issues - No

DISCLAIMER

Council Tax Band Rating - Ashfield District 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.

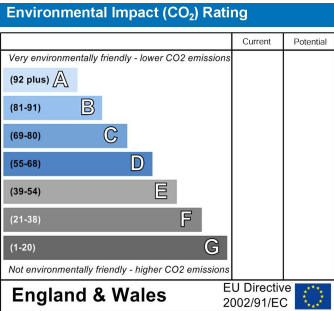
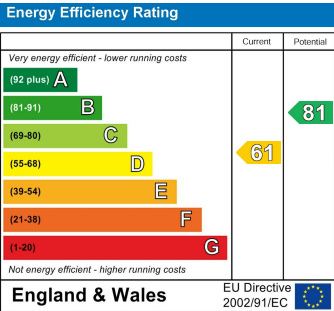
The vendor has advised the following:

Property Tenure is Freehold

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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 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.

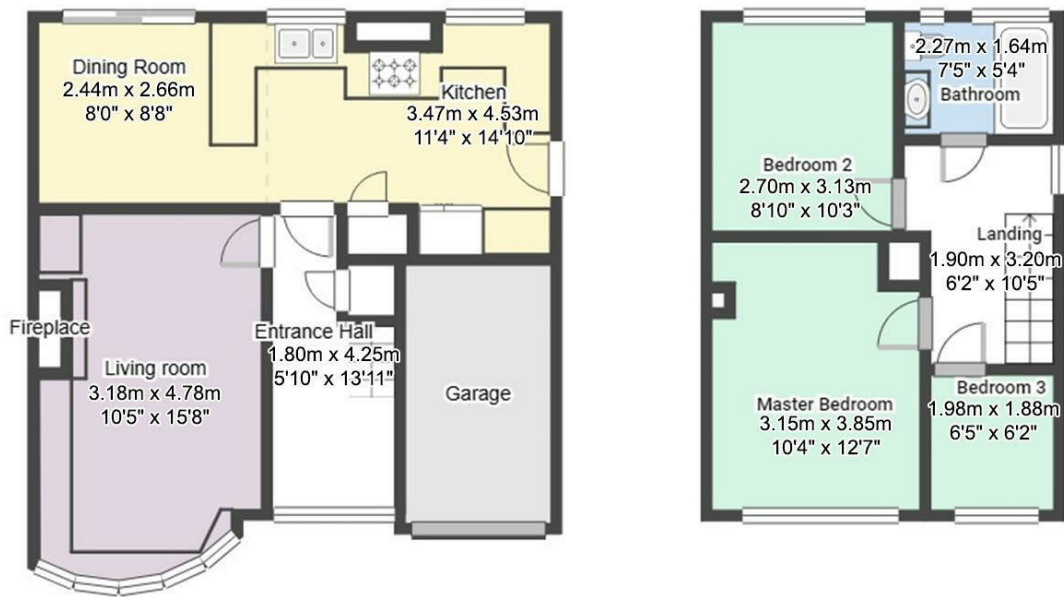
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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