

# HoldenCopley

PREPARE TO BE MOVED

Arno Vale Road, Woodthorpe, Nottinghamshire NG5 4JG

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Offers Over £345,000

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## LOCATION, LOCATION, LOCATION...

Welcome to this three bedroom mock Tudor detached property that epitomises charm and offers an abundance of space. The property benefits from a new gas combi boiler which was installed in 2024. Nestled in a desirable neighbourhood, this three-bedroom detached house is a testament to character and style, promising a comfortable and inviting living experience. As you step through the front door, you are greeted by a spacious entrance hall that sets the tone for this residence. To the right, a bay-fronted dining room bathes in natural light, providing an ideal space for intimate family gatherings and entertaining guests. Adjacent to the dining room, a generously proportioned living room awaits, offering a cosy retreat for relaxation or hosting lively social gatherings. Continuing through the property, you'll discover a fitted kitchen. A place where culinary creativity and everyday convenience come together seamlessly. Heading upstairs, the first floor reveals three bedrooms, each exuding its own unique character. A two-piece bathroom suite and a separate W/C complete the upper level, ensuring convenience and functionality for your daily routine. Outside, this property continues to impress with a block-paved driveway and garage which has the potential to be converted in to a space of your choice with the space it delivers. The garage space also assists in providing parking for your vehicles and additional storage space if required. The private enclosed garden is a serene oasis, perfect for outdoor relaxation, gardening or play. It's a space where you can enjoy the beauty of nature and create lasting memories with family and friends. Situated in the popular location of Woodthorpe, this property is within close distance to a range of local amenities, eateries, various schools for children of all ages and excellent transport links into Nottingham City Centre.

MUST BE VIEWED





- Mock Tudor Detached House
- Three Bedrooms
- Two Spacious Reception Rooms
- Fitted Kitchen
- Two-Piece Bathroom Suite & W/C
- Private Enclosed Garden
- Driveway & Garage
- Spacious Accommodation Throughout
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

14'5" x 4'2" (4.40m x 1.28m)

The entrance hall has carpeted flooring, an in-built cloakroom, under-stairs storage, a wall-mounted heater, a picture rail, a window with stained glass inserts to the side elevation and a single UPVC door providing access into the accommodation

### Dining Room

11'11" x 13'5" (3.64m x 4.10m)

The dining room has carpeted flooring, a feature fireplace with a decorative surround, a TV point, coving to the ceiling and a UPVC double glazed bay window to the front elevation

### Living Room

14'4" x 11'5" (4.38m x 3.49m)

The living room has carpeted flooring, a feature fireplace with a decorative surround, a TV point, a wall-mounted heater, wall-mounted light fixtures, coving to the ceiling and a UPVC glass sliding door providing access to the rear garden

### Kitchen

8'10" x 9'11" (2.71m x 3.03m)

The kitchen has a range of fitted base and wall units with worktops, a sink and a half with a drainer, an integrated double oven, an integrated hob, an extractor hood, space for a fridge freezer, space and plumbing for a washing machine, space for a dishwasher, space for a dining table, a wall-mounted heater, a UPVC double glazed window to the rear elevation and a single door providing access to the lean-to

### Lean To

15'3" x 3'10" (4.65m x 1.18m)

The lean-to provides additional storage space

## FIRST FLOOR

### Landing

10'11" x 4'0" (3.33m x 1.24m)

The landing has carpeted flooring, a wall-mounted heater, a window to the side elevation with stained glass inserts and provides access to the loft and first floor accommodation

### Master Bedroom

10'10" x 13'10" (3.32m x 4.24m)

The master bedroom has carpeted flooring, a fitted storage unit with wardrobes, cupboards, a vanity unit and drawers, a wall-mounted heater and a UPVC double glazed window to the rear elevation

### Bedroom Two

11'11" x 11'10" (3.65m x 3.63m)

The second bedroom has carpeted flooring, a wall-mounted heater and a UPVC double glazed window and a corner window to the front elevation

### Bedroom Three

8'5" x 7'10" (2.57m x 2.40m)

The third bedroom has carpeted flooring, a wall-mounted heater, a picture rail and a UPVC double glazed window and a corner window to the front elevation

### Bathroom

8'10" x 6'8" (2.71m x 2.05m)

The bathroom has a pedestal wash basin, a panelled bath with an electric shower fixture, a heated towel rail, a fitted storage cupboard, tiled walls and a UPVC double glazed window to the rear elevation

### W/C

This space has low-level dual flush W/C, tiled walls and a UPVC double glazed obscure window to the side elevation

## OUTSIDE

### Front

To the front of the property is a low-maintenance brick-walled garden, a range of plants and shrubs, artificial turf, courtesy lighting and a block-paved driveway with access to the garage providing ample off-road parking and storage options

### Rear

To the rear of the property is a private enclosed garden with a stone patio area, steps down to a well-maintained lawn, a further stone patio area, a stone pebbled area, a feature pond, a range of mature plants and shrubs and panelled fencing

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band D

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.

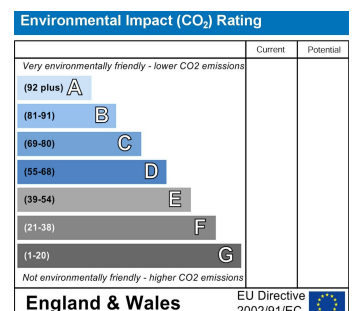
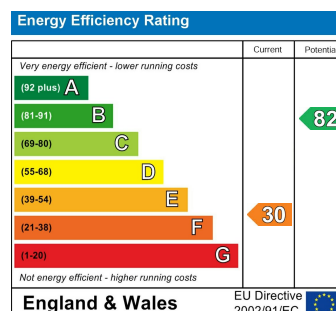
The vendor has advised the following:

Property Tenure is Freehold

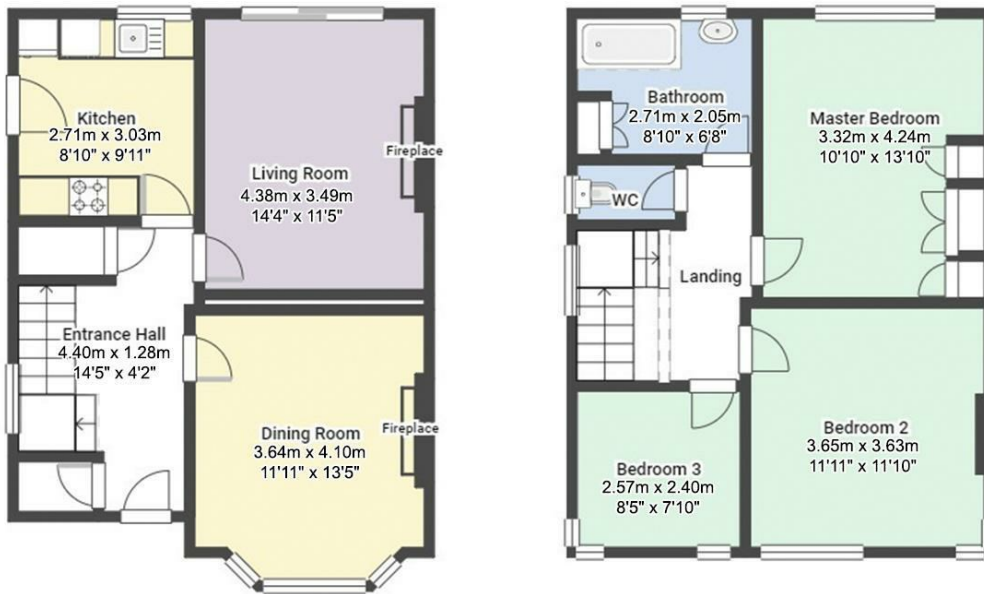
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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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