

HoldenCopley

PREPARE TO BE MOVED

Arno Vale Road, Woodthorpe, Nottinghamshire NG5 4JG

£385,000

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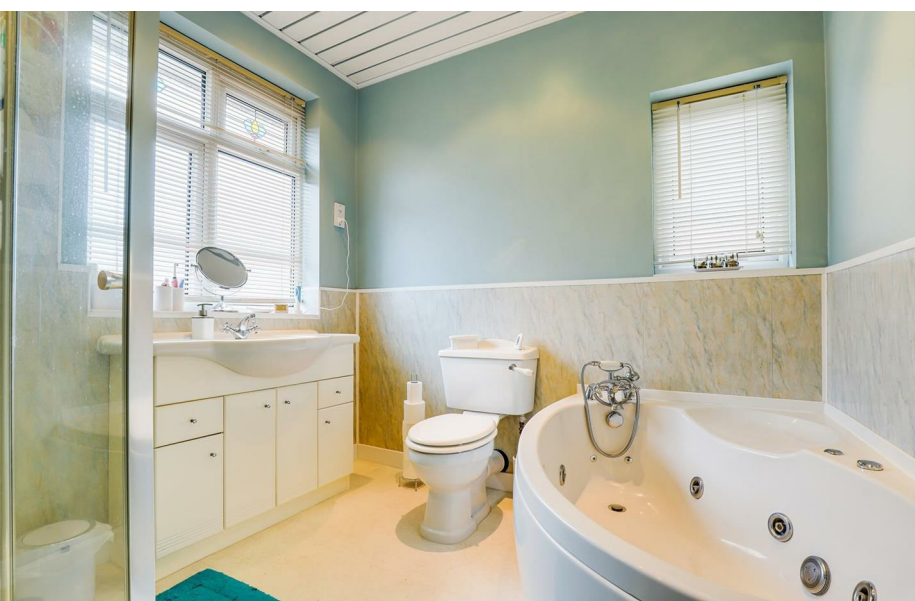


SPACIOUS DETACHED HOME...

Welcome to this charming three-bedroom detached house that seamlessly blends modern elegance with timeless original features. Upon entering, you are greeted by a welcoming entrance hall that sets the tone for the entire residence. The ground floor boasts a bay-fronted living room, exuding warmth and character, complemented by a spacious second living area, ideal for family gatherings. The well-designed modern fitted kitchen is a culinary haven, accompanied by a convenient utility room and a tastefully appointed W/C. Venturing upstairs, you will find three inviting bedrooms, each offering a tranquil retreat. The four-piece bathroom suite adds a touch of luxury to the first floor, providing a relaxing space for unwinding after a long day. Outside, the property is complete with a driveway and garage, ensuring ample off-road parking, while the private enclosed garden offers a serene outdoor haven. This meticulously maintained home harmonises classic charm with contemporary comfort, making it an ideal residence for those seeking a perfect balance of style and practicality. 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





- Detached House
- Three Bedrooms
- Two Spacious Reception Rooms
- Modern Fitted Kitchen With A Separate Utility Room
- Ground Floor W/C
- Four-Piece Bathroom Suite
- Private Enclosed Garden
- Driveway & Garage
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

14'2" x 5'6" (4.32m x 1.68m)

The entrance hall has parquet oak flooring, carpeted stairs, an in-built storage cupboard, a radiator, a picture rail, cornice to the ceiling and a single composite door providing access into the accommodation

Dining Room

11'5" x 13'5" (3.48m x 4.10m)

The dining room has carpeted flooring, a radiator, cornice to the ceiling, a feature ceiling rose and a UPVC double glazed bay window to the front elevation

Living Room

17'4" x 11'5" (5.30m x 3.49m)

The living room has carpeted flooring, a recessed chimney breast with a feature fireplace and a decorative surround, a TV point, a radiator, wall-mounted light fixtures, cornice to the ceiling, a feature ceiling rose and UPVC double French doors providing access to the rear garden

Utility Room

10'7" x 8'2" (3.23m x 2.50m)

The utility room has tiled flooring, fitted base and wall units with worktops, space and plumbing for a washing machine and tumble dryer and a UPVC double glazed obscure window to the side elevation

Kitchen

11'11" x 8'9" (3.65m x 2.69m)

The kitchen has a range of fitted base and wall units with worktops, a sink and a half with a drainer and a swan neck mixer tap, a Rangemaster cooker, an extractor hood, space for a fridge freezer, tiled flooring, a UPVC double glazed window to the rear elevation and a single door providing access to the rear garden

W/C

4'2" x 5'0" (1.28m x 1.53m)

This space has a low-level flush W/C, a wall-mounted wash basin, tiled splashback, a heated towel rail, an in-built storage cupboard and a UPVC double glazed obscure window to the side elevation

FIRST FLOOR

Landing

4'11" x 7'3" (1.27m x 2.22m)

The landing has carpeted flooring, a UPVC double glazed window to the side elevation, cornice to the ceiling, a feature ceiling rose and provides access to the loft and first floor accommodation

Master Bedroom

11'5" x 12'11" (3.49m x 3.95m)

The master bedroom has carpeted flooring, a radiator, cornice to the ceiling, a feature ceiling rose and a UPVC double glazed window to the rear elevation

Bedroom Two

11'5" x 13'5" (3.48m x 4.11m)

The second bedroom has carpeted flooring, a radiator, a feature ceiling rose, cornice to the ceiling and a UPVC double glazed bay window to the front elevation

Bedroom Three

8'5" x 10'8" (2.57m x 3.27m)

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

Bathroom

8'0" x 8'3" (2.46m x 2.54m)

The bathroom has a low-level flush W/C, a vanity-style wash basin, a fitted shower enclosure with a waterfall-style and hand-held shower fixture, a corner fitted panelled bath with a hand-held shower fixture, a chrome heated towel rail, partially tiled walls, tiled flooring, recessed spotlights and two UPVC double glazed obscure windows to the front and side elevations

OUTSIDE

Front

To the front of the property is a driveway and a garage providing ample off-road parking

Rear

To the rear of the property is a private enclosed garden with a stone paved patio area, a well-maintained lawn, a range of plants and shrubs, brick borders, courtesy lighting, an outdoor tap 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.

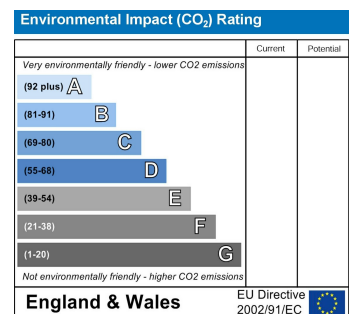
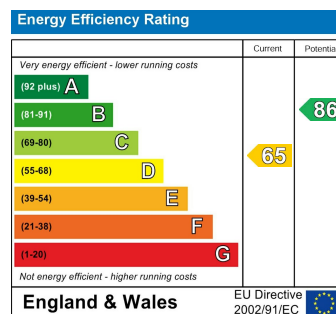
The vendor has advised the following:

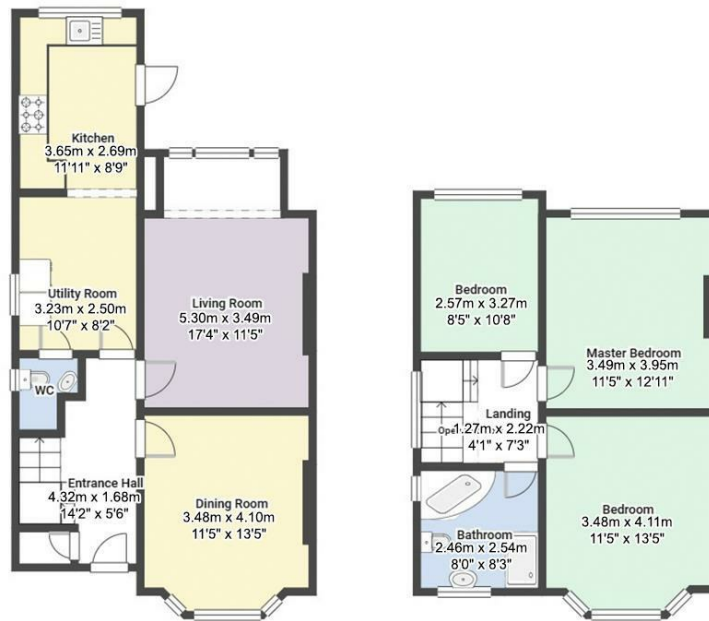
Property Tenure is Freehold

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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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