

HoldenCopley

PREPARE TO BE MOVED

Arno Vale Road, Woodthorpe, Nottinghamshire NG5 4JH

Guide Price £475,000 - £500,000

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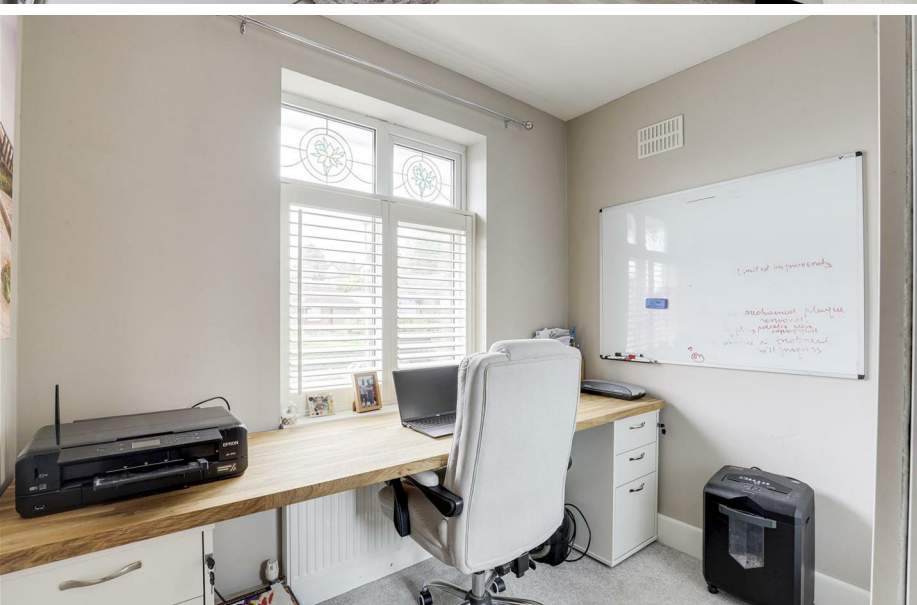
GUIDE PRICE £475,000 - £500,000

DETACHED HOUSE...

Welcome to this well-presented detached house, offering a wealth of indoor and outdoor space, making it the perfect family home. Conveniently located close to local amenities such as schools, shops, and excellent transport links, this property is also just a short drive away from the scenic Gedling Country Park. Upon entering, you are greeted by an inviting entrance hall leading to a ground floor W/C. The living room, featuring a charming bay window, provides a cosy space for relaxation. The family room, with French doors opening to the rear garden, is perfect for gatherings, while the fitted kitchen diner, also boasting French doors to the garden, offers a delightful space for meals and entertaining. The first floor accommodates five spacious bedrooms, a two-piece bathroom suite, and a separate W/C, ensuring ample space and convenience for the entire family. Outside, the front of the property is adorned with a variety of plants and shrubs, complemented by a driveway providing off-road parking. The enclosed rear-tiered garden, features a patio area, steps leading down to a lush lawn, a brick-built barbecue, a gravelled seating area, a shed, and beautifully planted borders with various shrubs, bushes, and trees, all enclosed by a fence-panelled boundary.

MUST BE VIEWED





- Detached Family Home
- Five Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen Diner
- Two Piece Bathroom Suite & Separate WC
- Generous Sized Enclosed Garden
- Off Street Parking
- Popular Location
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has a UPVC double glazed stained glass window to the side elevation, wood flooring, two storage cupboards, a picture rail, a column radiator, and a composite door providing access into the accommodation.

W/C

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a vanity style wash basin with a tiled splashback, a chrome heated towel rail, and tiled flooring.

Living Room

11'11" into bay x 11'9" (3.65m into bay x 3.60m)

The living room has a UPVC double glazed bay window to the front elevation, with fitted shutters, a radiator, a recessed chimney breast alcove with a log burner, a TV point, and wood flooring.

Kitchen Diner

20'8" max x 13'9" max (6.31m max x 4.21m max)

The kitchen diner has a range of base and wall units with wood worktops, a Belfast sink with mixer taps, space for a Range cooker, an extractor fan, an integrated dishwasher, space for a fridge freezer, space for a dining table, a recessed chimney breast alcove with a log burner, two column radiators, recessed spotlights, wood-effect flooring, UPVC double glazed windows to the rear elevation, and patio doors providing access to the rear garden.

Family Room

25'9" x 7'6" (7.86m x 2.29m)

The family room has a UPVC double glazed window to the front elevation with fitted shutters, a TV point, wood flooring, a radiator, double French doors leading to the rear garden.

FIRST FLOOR

Landing

The landing has a UPVC double glazed stained glass window to the side elevation, wood flooring, a radiator, access into the partially boarded loft with lighting via a pull-down ladder, and access to the first floor accommodation.

Hall

The hall has carpeted flooring.

Bedroom One

11'11" x 11'11" into bay (3.64m x 3.64m into bay)

The first bedroom has a UPVC double glazed bay window to the front elevation with fitted shutters, a decorative feature fireplace, a radiator, double fitted wardrobes, and wood flooring.

Bedroom Two

11'5" x 10'5" (3.49m x 3.18m)

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

Bedroom Three

12'4" x 7'5" (3.76m x 2.27m)

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

Bedroom Four

13'11" x 7'5" (3.99m x 2.27m)

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

Bedroom Five

7'9" x 8'4" (2.38m x 2.55m)

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

Bathroom

8'6" x 6'6" (2.61m x 2.00m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a pedestal wash basin, an 'L' shaped panelled bath with a wall-mounted rainfall and handheld shower fixture, a chrome heated towel rail, recessed spotlights, partially tiled flooring, and wood-effect flooring.

W/C

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a radiator, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a range of plants and shrubs and a driveway providing off road parking.

Rear

To the rear of the property is an enclosed rear-tiered garden with a patio area, steps down to the lawn, a bricked built bar-b-que, a gravelled seating area, a shed, planted borders with various shrubs, bushes and trees, and a fence panelled boundary,

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

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:

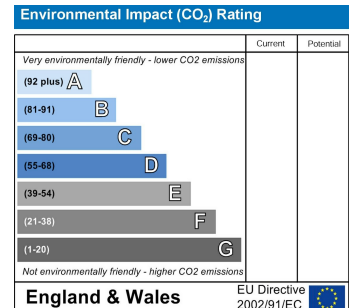
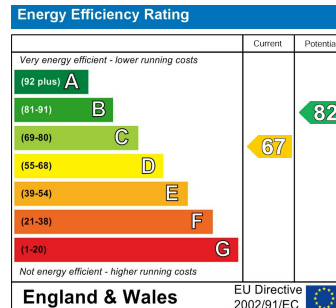
Property Tenure is Freehold

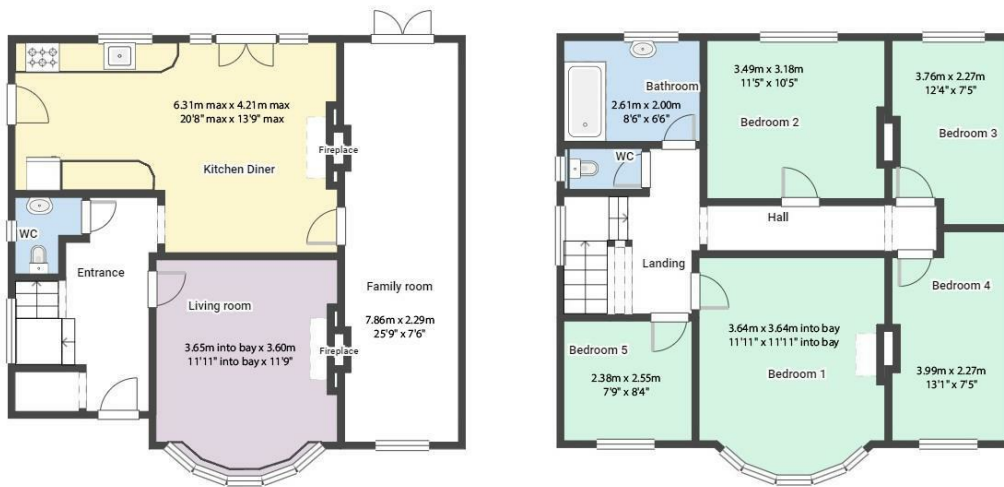
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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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0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk