



42 Thales Drive, Arnold, NG5 7NF  
£500,000

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# 42 Thales Drive Arnold, NG5 7NF

- Five bedrooms & two en-suites
- Three reception rooms
- Detached double garage
- Large hallway with downstairs toilet
- Breakfast kitchen & utility room
- Cul-de sac location

A spacious executive five-bedroom detached family home in a popular cul de sac location just off Coppice Road, with five bedrooms, three reception rooms, two en-suites and a detached double garage!

£500,000



## Overview

The main accommodation consists of a spacious entrance hall with downstairs toilet and wooden flooring continuing through to the majority of ground and first floor rooms. Large lounge with double doors to the garden, separate dining room, study and breakfast kitchen with integrated appliances and separate utility room. Upstairs there is a half galleried landing, five bedrooms, family bathroom and two en-suite shower rooms. The property also has a lovely mature rear garden, ample driveway and a private enclosed front courtyard.

## Entrance Hall

With composite front entrance door, wood flooring with inset door mat, radiator, built-in cloaks cupboard and separate shoe cupboard, staircase with Oak treads leading to the first-floor landing with an under-stair cupboard.

## Downstairs Toilet

With dual flush toilet, pedestal washbasin with tiled splashback, radiator, tiled floor and extractor fan.

## Lounge

With wooden flooring, two radiators, marble fireplace with live flame coal effect gas fire and stone style surround. UPVC double-glazed window and double doors leading out to the patio.

## Dining Room

Also with wooden flooring, radiator and UPVC double-glazed front window.

## Study

With wood flooring, radiator, built-in shelved cupboard and UPVC double-glazed front window.



### Breakfast Kitchen

A wide range of units with granite effect worktops, inset one-and-a-half bowl stainless steel sink unit and drainer, mosaic tiled splashbacks and concealed worksurface lighting. Appliances consist of an integrated electric double oven, four ring gas hob with a brushed steel extractor canopy, integrated fridge and dishwasher. Ceiling downlights, radiator, UPVC double glazed side and rear windows and door to the utility room.

### Utility Room

With matching units and worktops, inset stainless steel sink unit and drainer with mosaic tiled splashbacks. Plumbing for washing machine, tiled floor, radiator, concealed gas boiler and double glazed composite side door.

### First Floor Landing

A half galleried landing with radiator and loft access.

### Bedroom 1

Built-in eight-door wardrobe, UPVC double-glazed front window and radiator. Further built-in cupboard, separate linen cupboard and additional shelved vanity cupboard. Wood flooring and door leading to the en-suite.

### En-suite

Consisting of a fully tiled double shower cubicle with mains shower, pedestal wash basin and dual flush toilet. Half tiling to the remaining walls, radiator, slate-coloured tiled floor, ceiling downlights, extractor fan, UPVC double glazed window and vanity light with electric shaver point.

### Bedroom 2

With wooden flooring, UPVC double glazed rear window and radiator.

### En-suite

Consisting of a tiled shower cubicle, pedestal washbasin and dual flush toilet. Half tiling to the remaining walls, mosaic tiled floor, radiator, vanity light with electric shaver point, ceiling downlights, extractor fan and UPVC double-glazed side window.

### Bedroom 3

With wooden flooring, radiator and UPVC double-glazed front window.

### Bedroom 4

With wood, flooring, radiator and UPVC double glazed rear window.

### Bedroom 5

UPVC double glazed rear window and radiator.

### Family Bathroom

With half-tiled walls and tiled floor, the suite consists of a double shower cubicle with mains shower, pedestal washbasin, dual flush toilet and bath with shower mixer. Airing cupboard housing the hot water cylinder, radiator, ceiling downlights, extractor fan and UPVC double-glazed side window.

### Outside

To the front, the driveway provides ample parking with two up-and-over doors leading into the detached brick-built garage which has light and power. There is also an enclosed private paved courtyard in front of the property and locking gated access leading to the rear. To the rear, there is a paved patio with sleeper edging and lawn with established borders, part balustrade enclosed decking and several mature trees including Silver Birch.

### Material Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - Band f

PROPERTY CONSTRUCTION: Cavity Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no



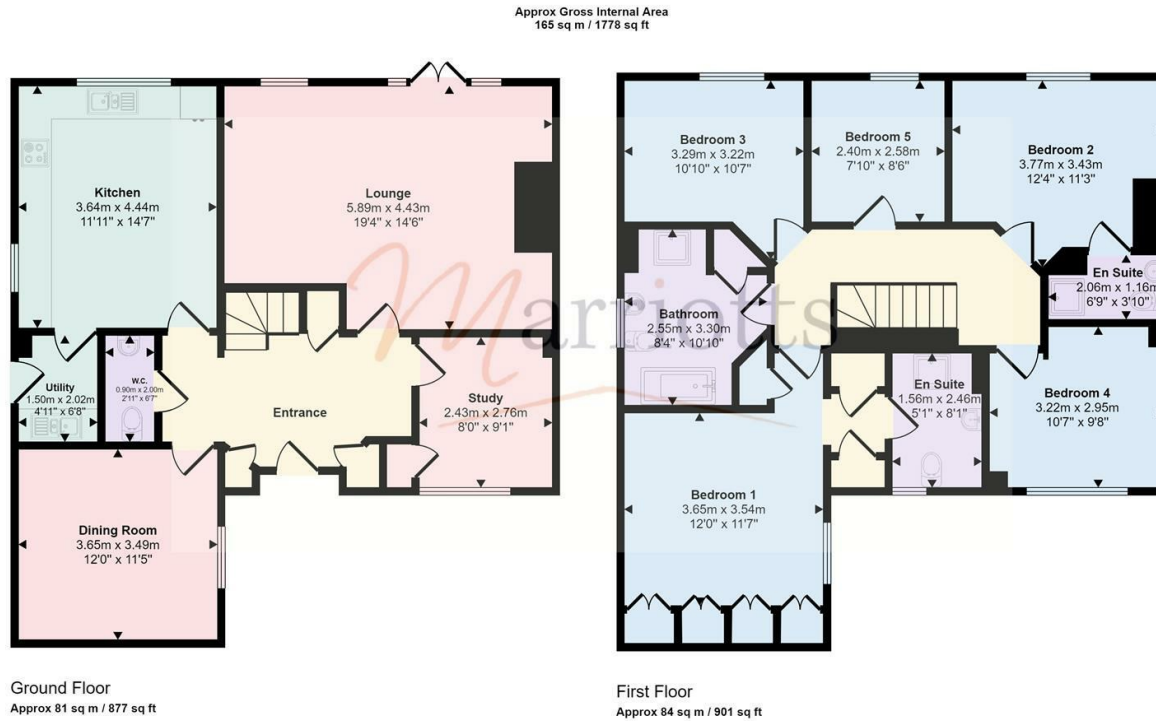




CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no  
FLOOD RISK: no  
ASBESTOS PRESENT: no  
ANY KNOWN EXTERNAL FACTORS: no  
LOCATION OF BOILER: TBC  
UTILITIES - mains gas, electric, water and sewerage.  
MAINS GAS PROVIDER:  
MAINS ELECTRICITY PROVIDER:  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER: TBC  
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.  
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.  
ELECTRIC CAR CHARGING POINT: not available.  
ACCESS AND SAFETY INFORMATION: Flat at the front and rear







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



**Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.**

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