



16 Roche Close, Arnold, NG5 6RY  
£260,000

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# 16 Roche Close Arnold, NG5 6RY

- Three bedrooms
- Centrally heated conservatory
- Lounge & dining room
- Refurbished kitchen & bathroom
- Detached rear garage
- Cul-de-sac location

An immaculate three-bedroomed semi-detached house in a cul-de-sac position on the popular Plains Estate, with ample gated driveway, detached rear garage with remote roller door and a centrally heated conservatory!

£260,000



## Overview

The accommodation consists of a spacious entrance hall, lounge & separate dining room leading through to the UPVC double-glazed central heated conservatory. There is also a modern kitchen with gloss white units and integrated oven and hob, while upstairs, there are three bedrooms and modern bathroom with fixed-head rain shower. The property also has UPVC double glazing and gas central heating with Baxi combination gas boiler.

## Entrance Hall

With UPVC double-glazed side entrance door and front window, radiator, stairs to the first-floor landing, wood style laminate flooring and an under-stair cupboard housing the gas meter and RCD board.

## Dinning Room

With radiator, UPVC double-glazed window and door through to the conservatory and double-width doorway through to the lounge.



## Lounge

With decorative fireplace recess, radiator and UPVC double glazed front window.

## Kitchen

A range of units with gloss white doors, slate effect worktops with matching upstands and an inset one-and-a-half bowl composite sink unit and drainer in grey. Appliances consist of a brushed steel trim electric oven and four ring gas hob with black glass splashback and matching black extractor canopy. Plumbing for washing machine, wood style laminate flooring, UPVC double glazed side window and UPVC double glazed window and door to the rear.

## First Floor Landing

With loft access and UPVC double glazed side window.

## Bedroom 1

UPVC double glazed front window and radiator

## Bedroom 2

UPVC double-glazed rear window, radiator, built-in four-door wardrobe and separate cupboard housing the Baxi combination gas boiler.

## Bedroom 3

UPVC double-glazed front window, radiator and overstair cupboard.

## Bathroom

A refurbished bathroom with full height two tone wall tiling, bath with glass screen, fixed head rain shower and separate hand-held mixer, wash basin and dual flush toilet with vanity surround and cupboards. Grey wood style laminate flooring and UPVC double glazed rear window.

## Outside

There is a lawned front garden and a tarmac driveway with plum slate borders. Double gates lead to further parking and the rear garden and garage. The garage is brick-built with a remote roller door and side door. Paved patio, small decked area, lawn with further large decking, enclosed with a concrete post and fence panelled perimeter.

## Material Information

TENURE: Freehold





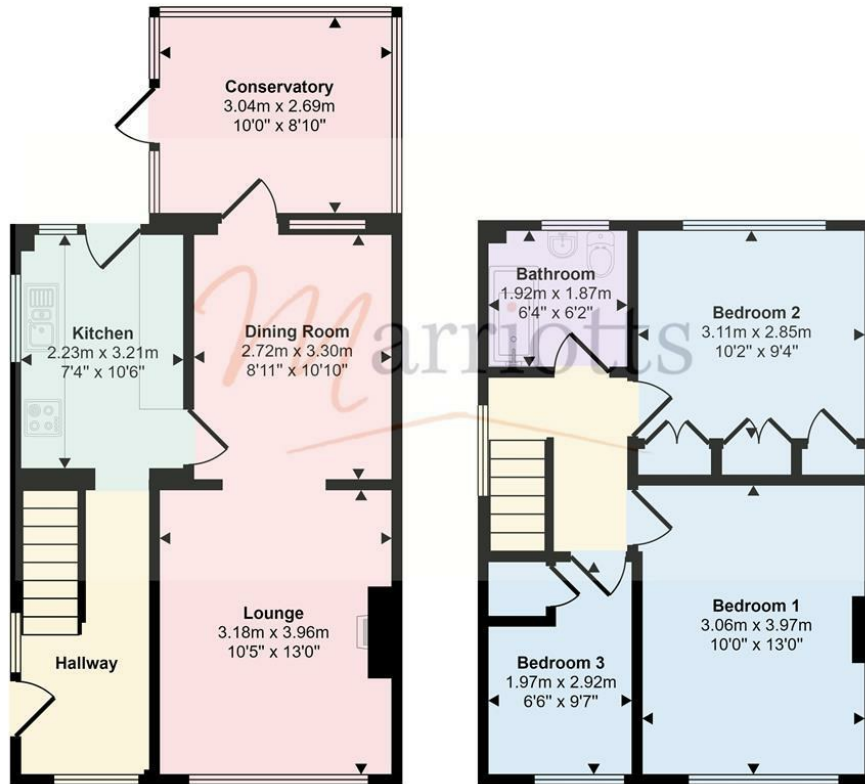


**COUNCIL TAX:** Gedling Borough Council - Band B  
**PROPERTY CONSTRUCTION:** Cavity Brick  
**ANY RIGHTS OF WAY AFFECTING PROPERTY:** No  
**CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS:** None  
**FLOOD RISK:** No  
**ASBESTOS PRESENT:** No  
**ANY KNOWN EXTERNAL FACTORS:** no  
**LOCATION OF BOILER:** 2nd bedroom  
**UTILITIES - mains gas, electric, water and sewerage.**  
**MAINS GAS PROVIDER:** Eon  
**MAINS ELECTRICITY PROVIDER:** Eon  
**MAINS WATER PROVIDER:** Severn Trent  
**MAINS SEWERAGE PROVIDER:** Severn Trent  
**WATER METER:** Yes  
**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 to the front and rear





Approx Gross Internal Area  
85 sq m / 917 sq ft



Ground Floor  
Approx 46 sq m / 500 sq ft

First Floor  
Approx 39 sq m / 417 sq ft

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>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</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>65</b>	
<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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