

HoldenCopley

PREPARE TO BE MOVED

Ladybank Rise, Arnold, Nottinghamshire NG5 8PG

Guide Price £375,000 - £395,000

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GUIDE PRICE £375,000 - £385,000

BEAUTIFULLY PRESENTED DETACHED FAMILY HOME...

This detached four-bedroom home is beautifully presented throughout and offers spacious, modern accommodation, ideal for any family buyer looking for a property they can move straight into. Situated in a popular location, this property is just a stone's throw from a range of local amenities, excellent transport links, great schools, and Gedling Country Park — perfect for family walks. To the ground floor, the property comprises an entrance hall, a bay-fronted reception room, and a stylish shaker-style fitted kitchen-diner with integrated appliances and French doors opening out to the rear garden. There is also a separate utility room, a convenient downstairs W/C, and an integral garage, offering ample storage or potential for conversion (STPP). Upstairs, the property offers four well-proportioned bedrooms, with the master benefiting from built-in wardrobes and a modern en-suite shower room. A three-piece family bathroom suite and loft access complete the first floor. Outside, to the front of the property is a double-width driveway, and a well-maintained lawn. To the rear is a private, south-west facing landscaped garden featuring an Indian sandstone patio, a neat lawn, and mature greenery — ideal for entertaining in the warmer months. The property also benefits from an up-to-date gas service and a valid electrical certificate, providing added reassurance for prospective buyers.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Bay Fronted Reception Room
- Modern Fitted Kitchen-Diner With Integrated Appliances
- Ground Floor W/C & Utility Room
- Three Piece Bathroom Suite & En-Suite
- Integral Garage & Off-Road Parking
- Private South-West Facing Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

11'10" x 6'2" (3.61m x 1.90m)

The entrance hall has laminate flooring, carpeted stairs, an under the stairs cupboard, a radiator and a single composite door providing access into the accommodation.

Living Room

16'10" x 10'7" (5.15m x 3.24m)

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring and two radiators.

Kitchen

18'2" (max) x 15'0" (max) (5.55m (max) x 4.58m (max))

The kitchen has a range of fitted shaker style base and wall units with worktops and a tiled splashback, an integrated oven, dishwasher and fridge-freezer, a gas hob with an extractor hood, a stainless steel sink and a half with a drainer, laminate flooring, space for a dining table, a radiator, UPVC double-glazed windows to the side and rear elevation and UPVC double French doors providing access out to the garden.

Utility Room

5'5" x 5'2" (1.67m x 1.58m)

The utility room has a fitted shaker style base unit with a worktop, a washing machine and tumble dryer, laminate flooring, a radiator, an extractor fan and a single composite door providing access out to the garden.

W/C

3'1" x 5'1" (0.96m x 1.57m)

This space has a low level flush W/C, a pedestal wash basin with a tiled splashback, laminate flooring, a radiator and a UPVC double-glazed obscure window to the side elevation.

Garage

17'6" x 8'9" (5.35m x 2.67m)

The garage has electric, lighting and an up and over garage door.

FIRST FLOOR

Landing

6'6" x 9'9" (2.00m x 2.99m)

The landing has carpeted flooring, a radiator, access into the partially boarded loft via a drop-down ladder, a built-in cupboard and provides access to the first floor accommodation.

Master Bedroom

10'2" x 11'5" (3.12m x 3.48m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a built-in double wardrobe and access into the en-suite.

En-Suite

6'6" x 5'3" (1.99m x 1.62m)

The en-suite has a low level flush W/C, a pedestal wash basin with a tiled splashback, a fitted shower enclosure with a mains-fed shower, lino flooring, a radiator, an extractor fan, an electric shaving point and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

11'9" x 9'9" (3.59m x 2.98m)

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

Bedroom Three

12'11" x 9'0" (3.95m x 2.75m)

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

Bedroom Four

9'4" x 9'6" (2.86m x 2.92m)

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

Bathroom

6'7"x 6'2" (2.02mx 1.88m)

The bathroom has a low level flush W/C, a pedestal wash basin with a tiled splashback, a fitted panelled bath with a mains-fed shower and a tiled splashback, lino flooring, a radiator, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a double driveway, courtesy lighting and a garden with a lawn and mature shrubs.

Rear

To the rear is a private landscaped south-west facing garden with an Indian sandstone paved patio area with circular patio, a lawn, raised wooden sleepers with mature shrubs, an outdoor tap, a single wooden gate and fence panelled boundaries.

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 1800 Mbps and Upload Speed 220 Mbps
- Phone Signal – All 4G & 5G, some 3G available
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years +
- Very low chance of flooding
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

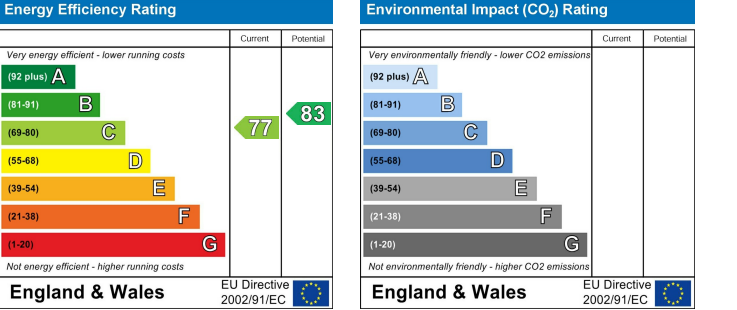
Council Tax Band Rating - Gedling Borough Council - Band D
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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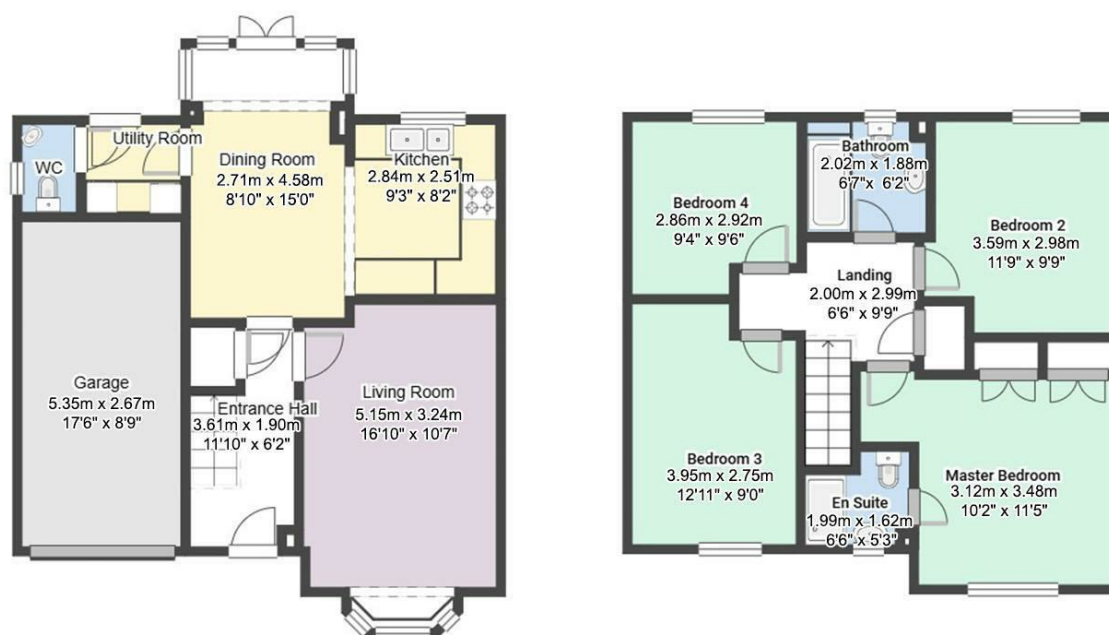
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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