12 Church View Close, Arnold, NG5 9QP

Offers In The Region Of £375,000

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Marriotts

12 Church View Close
Arnold, NG5 9QP

- Detached family home with 5 bedrooms
- Spacious fitted dining kitchen, downstairs wc
- Driveway providing ample parking for multiple vehicles
- Long lounge with patio doors to the conservatory
- Family bathroom and en-suite shower room to the master bedroom
- Desirable cul-de-sac location close to Emmanuel Church, and Bestwood Country Park

Detached family home situated in a desirable cul-de-sac location, which is also the setting for the picturesque Emmanuel Church. Having the ability to offer 5 bedrooms, the converted garage currently serves as the fifth bedroom, but it can easily be transformed into a family room or home office to suit your needs.

Upon entering, you are welcomed by an inviting entrance porch leading to a hallway that features a convenient downstairs toilet. The long lounge is complete with patio doors that open into a bright conservatory, perfect for enjoying the garden views. The large family dining kitchen has French doors that lead directly to the expansive rear garden. Upstairs, you will find four additional bedrooms, including a master suite with its own en-suite shower room, alongside a well-appointed family bathroom. The property is further enhanced by a driveway that provides ample parking for multiple vehicles. The substantial rear garden is a true gem, offering a peaceful retreat with views towards Bestwood Country Park, which is just a short stroll away.

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Entrance Hall
The property is accessed through an enclosed storm porch with tiled floor and side window. a further stained glass doors leads into the entrance hall, which is tiled, has a radiator, wall mounted thermostat controls, alarm panel and understairs storage cupboard.

Downstairs Toilet
Fitted with wash hand basin & back to wall vanity unit, with mixer tap. Heated towel rail, tiled floor and UPVC window to the front.

Bedroom 5
With carpet, UPVC window to the front, radiator, RCD in small wall cupboard.

Lounge
Feature marble style fireplace and hearth with living flame coal effect gas fire, carpet, two radiators, UPVC window to the front, patio doors through to the conservatory

Conservatory
With double glazed windows and polycarbonate roof, vinyl tiled floor, two radiators, French doors into the garden.

Dining Kitchen

Fitted with a range of wall and floor cabinets, with wood effect worktop, metro style tiled splash backs, integrated 4-ring gas hob and extractor over, integrated electric oven and grill, integrated dishwasher and space for fridge/freezer and washing machine. With ceramic duel bowl sink and mixer tap, radiator, laminate floor, UPVC windows to the side and rear, UPVC French doors into the garden.

Landing

With loft access and carpet

Bedroom 1

The master bedroom has two UPVC windows to the front, carpet, radiator and door through to the en-suite.

En-suite shower room

With fully tiled walls and tiled floor, UPVC window to the side, shower cubicle with electric shower and glass screen, toilet with duel flush, wash hand basin and a full height storage cupboard.

Bedroom 2

UPVC window to the front, carpet and radiator.

Bedroom 3

UPVC window to the rear, carpet, radiator and fitted wardrobes.

Bedroom 4

UPVC window to the rear, carpet and radiator.

Family Bathroom

The family bathroom is fully tiled, with vinyl floor and UPVC window to the rear. Fitted with bath having a mains shower over with handheld shower head and rainwater shower head, shower curtain, wash hand basin with mixer tap, toilet with duel flush and heated towel rail.

Outside

The front of the property has a driveway proving off street parking for multiple vehicles. Gated side access leads to the rear garden. The substantial rear garden has block paved patio area, external power point and tap. A large lawn with mature boarders, hedge and trees.

Material Information

TENURE: Freehold
COUNCIL TAX: Gedling - Band D
PROPERTY CONSTRUCTION: Cavity brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: No
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS:

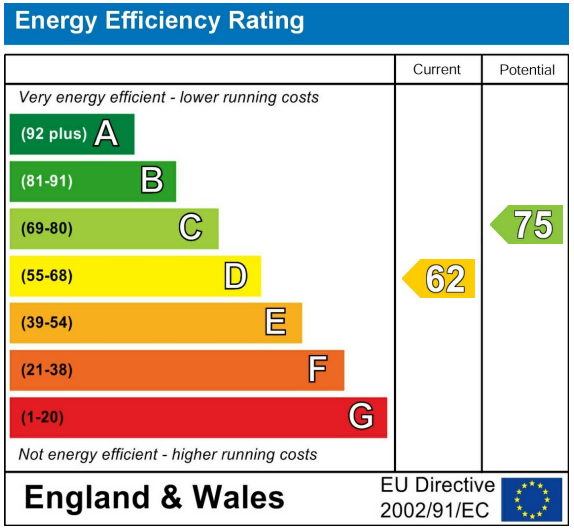
No
FLOOD RISK: Very low
ASBESTOS PRESENT: None known
ANY KNOWN EXTERNAL FACTORS: No
LOCATION OF BOILER: Loft
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: British gas
MAINS ELECTRICITY PROVIDER: British gas
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn 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: Level access to the front and rear.

Approx Gross Internal Area
146 sq m / 1572 sq ft

Ground Floor
Approx 81 sq m / 870 sq ft

First Floor
Approx 65 sq m / 702 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.



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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