

# HoldenCopley

PREPARE TO BE MOVED

Ashington Drive, Arnold, Nottinghamshire NG5 8UA

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Guide Price £280,000

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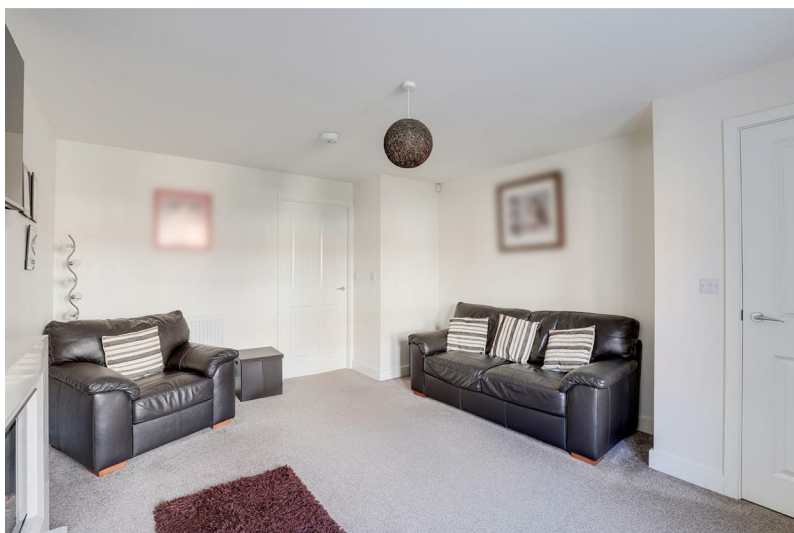


GUIDE PRICE £280,000 - £300,000

### SPACIOUS FAMILY HOME...

This three-storey semi-detached house is beautifully presented throughout and offers an abundance of space, making it the perfect home for a growing family. Situated in the popular location of Arnold, this property is just a short distance from local shops, excellent schools, parks, and transport links including easy access into Nottingham City Centre. Internally, the ground floor comprises an entrance hall, a cosy living room with a feature fireplace, a spacious modern kitchen/diner with French doors opening onto the garden, and a convenient W/C. The first floor hosts two good-sized bedrooms serviced by a contemporary four-piece family bathroom suite. Upstairs on the second floor is a generous master bedroom complete with fitted wardrobes and a three-piece en-suite. Outside, the property benefits from a private enclosed rear garden with a lawn and patio area, ideal for entertaining during the warmer months. To the front, a driveway provides ample off-street parking and access to a detached garage.

MUST BE VIEWED







- Semi-Detached House
- Three Bedrooms
- Living Room With Feature Fireplace
- Spacious Fitted Kitchen/Diner
- Ground Floor W/C
- Four-Piece Family Bathroom Suite
- Three Piece En-Suite
- Private Enclosed Rear Garden
- Driveway & Detached Garage
- Must Be Viewed











GROUND FLOOR

Entrance Hall

6'5" x 4'8" (1.97m x 1.43m)

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

Living Room

14'10" x 11'11" (4.53m x 3.64m)

The living room has carpeted flooring, two radiators, a feature fireplace with a decorative surround and a hearth, and two UPVC double-glazed windows to the front elevation.

Kitchen/Diner

19'2" x 15'3" (5.85m x 4.66m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a mixer tap and drainer, an integrated hob and oven with a stainless steel splashback and extractor fan, an integrated microwave, wood-effect flooring, a built-in cupboard, a radiator, two UPVC double-glazed windows to the rear elevation, and double French doors leading out to the rear garden.

W/C

6'10" x 2'11" (2.09m x 0.90m)

This space has a low level flush w/c, a wall-mounted wash basin with a mixer tap and splashback, wood-effect flooring, a radiator, a wall-mounted boiler, and an extractor fan.

FIRST FLOOR

Landing

9'6" x 6'9" (2.90m x 2.08m)

The landing has carpeted flooring, a built-in storage cupboard, a UPVC double-glazed window to the side elevation, and provides access to the first floor accommodation.

Bedroom Two

15'3" x 9'1" (4.66m x 2.78m)

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

Bedroom Three

10'4" x 7'10" (3.17m x 2.40m)

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

Bathroom

9'3" x 8'1" (2.83m x 2.48m)

The bathroom has a low level flush W/C, a pedestal wash basin with a mixer tap, a panelled bath, a shower enclosure with a wall-mounted handheld shower fixture, tiled flooring, partially tiled walls, a wall-mounted electric shaving point, a radiator, recessed spotlights, and an extractor fan.

Stairs To The Master Bedroom

7'0" x 6'11" (2.15m x 2.13m)

This space has carpeted flooring and stairs, a radiator, and a UPVC double-glazed window to the front elevation.

SECOND FLOOR

Master Bedroom

15'3" x 14'11" (4.66m x 4.56m)

The main bedroom has carpeted flooring, two radiators, fitted wardrobes, two UPVC double-glazed windows to the front and side elevations, a Velux window, access to the loft, and access to the en-suite.

En-Suite

7'3" x 6'10" (2.22m x 2.10m)

The en-suite has a low level flush W/C, a pedestal wash basin with a mixer tap, a shower enclosure with a wall-mounted handheld shower fixture, tiled flooring, partially tiled walls, a wall-mounted electric shaving point, a radiator, recessed spotlights, an extractor fan, and a Velux window.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking, access to the garage, gated access to the rear, and a range of mature greenery.

Rear

To the rear of the property is a private enclosed garden with a paved patio seating area, a lawn, gravelled borders, and fence panelled boundaries.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)
- 220 Mbps (Highest available upload speed)
- Phone Signal – All 4G and some 5G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Very low risk of flooding
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band C

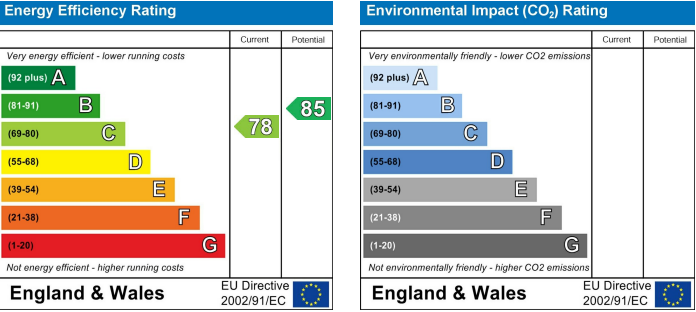
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is freehold.

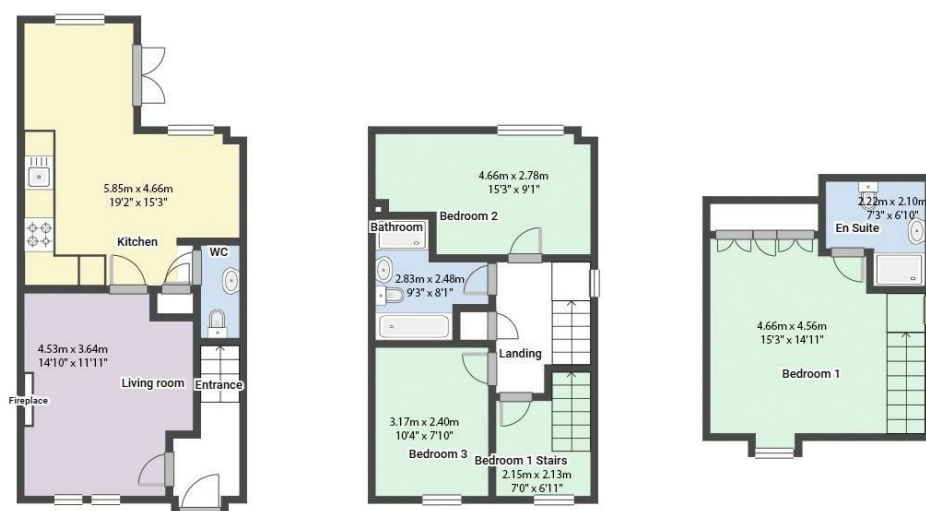
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## FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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