

95 Deer Park Drive, Arnold, NG5 8SA

£230,000

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Marriotts



95 Deer Park Drive
Arnold, NG5 8SA

- No upward chain
- Modern three-bedroom semi-detached home
- Spacious lounge. Fitted kitchen diner
- Conservatory overlooking the rear garden
- Long driveway and semi-detached garage
- Close to schools, amenities, transport links and Bestwood Country Park

Offered to the market with NO UPWARD CHAIN, this modern three-bedroom semi-detached home presents an excellent opportunity for first-time buyers, families or those looking for a well-connected home in a peaceful residential setting.

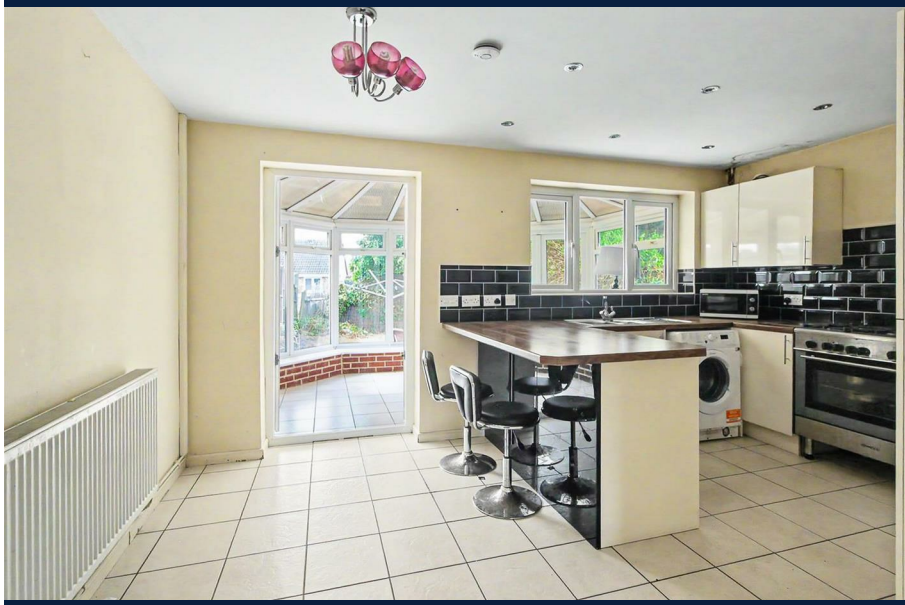
The ground floor has a spacious open-plan feel, with a generous lounge flowing through to the fitted kitchen diner and into the conservatory beyond, providing an excellent layout for everyday family life and entertaining. Upstairs, there are three well-proportioned bedrooms together with a modern family bathroom. Outside, a long driveway provides ample off-street parking and leads to a semi-detached garage. To the rear is a private, fully enclosed garden, offering an ideal space for relaxing, entertaining or family activities. Further benefits include gas central heating and uPVC double glazing throughout.

Conveniently positioned within easy reach of local amenities, reputable schools and public transport links, the property is also well placed for enjoying the open spaces and walking trails of Bestwood Country Park.





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Lounge

UPVC doors leads into the lounge, stairs lead to the first floor and there is an understairs cupboard which provides storage and houses the RCD board. The room is carpeted, with radiator, UPVC double glazed window to the front and gas fire set within a hearth and surround. An open arch leads into the kitchen diner.

Kitchen diner

The kitchen is fitted with a range of wall and floor cabinets, with metro style tile splashbacks and wood effect laminate worktop. There is a 1 1/2 bowl stainless steel sink with mixer tap, space for a washing machine, gas range cooker, tall fridge freezer and dishwasher. There is a fitted breakfast bar and space for a dining table, tiled floor, radiator, UPVC double glazed window looking into the conservatory and UPVC French doors opening into the conservatory.

Conservatory

With a tiled floor and French doors to the garden

Landing
UPVC double glazed window to the side, carpet and central heating thermostat.

Bathroom
The bathroom has a 3-piece suite comprising of toilet with dual flush, wash hand basin with mixer taps, bath with central rainfall shower and concealed thermostatic controls. Tiled floor, heated towel rail, extractor fan and UPVC double glazed window to the rear.

Bedroom 1
UPVC double glazed window to the front, carpet and radiator.

Bedroom 2
UPVC double glazed window to the rear, carpet and radiator.

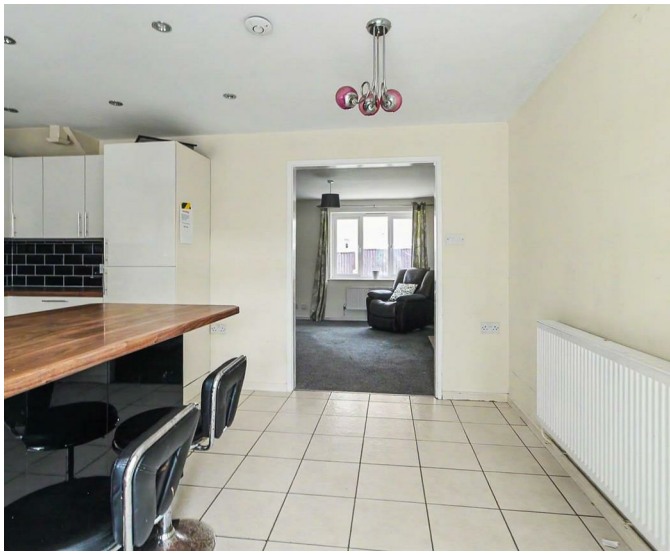
Bedroom 3
UPVC double glazed window to the front, carpet, radiator and cupboard housing the central heating boiler.

Outside
The rear garden is mostly lawned, has an outdoor tap and pathway giving side access. To the front a driveway provides off street parking and leads to the garage, which has an up & over door, power and lights. To the side of this a pebbled front garden leads to the property

Material Information
TENURE: Freehold
COUNCIL TAX: Nottingham - Band B
PROPERTY CONSTRUCTION: Cavity brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: No
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No
FLOOD RISK: Low
ASBESTOS PRESENT: No
ANY KNOWN EXTERNAL FACTORS: No
LOCATION OF BOILER: Bedroom 3
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:
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

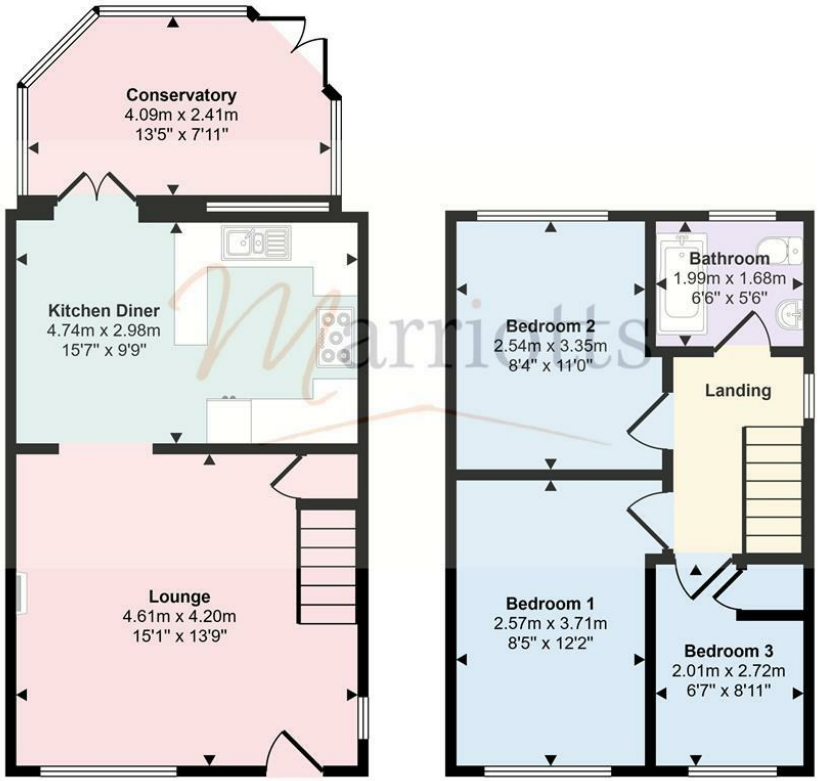
OTHER INFORMATION:

**The property is also situated within the Nottingham City boundaries and will therefore be part of the Selective Licensing scheme nottinghamcity.gov.uk, Please note that selective licencing is non-transferable and therefore any new owner would need to apply for a new license and would need to obtain information from the council direct with regards to costs.





Approx Gross Internal Area
78 sq m / 843 sq ft

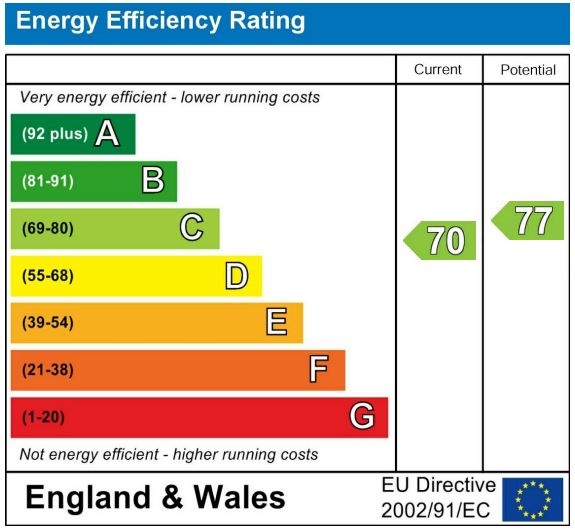


Ground Floor
Approx 44 sq m / 474 sq ft

First Floor
Approx 34 sq m / 368 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.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
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3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5.Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

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