

# HoldenCopley

PREPARE TO BE MOVED

Danes Close, Arnold, Nottinghamshire NG5 8NU

---

Guide Price £220,000 - £240,000



Danes Close, Arnold, Nottinghamshire NG5 8NU





GUIDE PRICE £220,000 - £240,000

### DECEPTIVELY SPACIOUS MODERN FAMILY HOME...

This modern end-terrace home is well presented throughout and offers deceptively spacious accommodation, making it an ideal purchase for a family buyer looking to move straight in. The property is thoughtfully laid out and finished to a contemporary standard, providing comfortable and versatile living space. To the ground floor, there is a living room featuring a built-in media wall with a flame-effect electric fireplace. The modern fitted kitchen diner offers ample space for dining, while a versatile music room provides flexibility to suit a range of needs, such as a home office or playroom. The ground floor accommodation is completed by access to a shower room. The first floor hosts four well-proportioned bedrooms, all serviced by a three-piece bathroom suite. Outside there is parking availability on a first come first serve basis. To the rear is a private low maintenance garden featuring a paved patio seating area and a detached outbuilding.

MUST BE VIEWED





- End-Terrace House
- Four Bedrooms
- Modern Fitted Kitchen-Diner
- Two Reception Rooms
- Ground Floor Shower Room
- Three Piece Bathroom Suite
- Private Low Maintenance Rear Garden
- Popular Location
- Close To Local Amenities
- Must Be Viewed











GROUND FLOOR

Hallway

13'7" x 4'1" (4.15 x 1.26)

The hallway has a UPVC double-glazed obscure window to the front elevation, laminate flooring, carpeted stairs, an under the stairs cupboard, a radiator, recessed spotlights and a single UPVC door providing access into the accommodation.

Living Room

13'11" x 11'8" (4.26 x 3.57)

The living room has a UPVC double-glazed window to the front elevation, laminate flooring, a media wall with a flame-effect electric fireplace, a radiator and recessed spotlights.

Kitchen

11'7" x 8'0" (3.54 x 2.44)

The kitchen has a range of fitted gloss handleless base and wall units with worktops, an integrated oven, a hob with an extractor hood, a sink and a half with a drainer and a swan neck mixer tap, space and plumbing for a washing machine, space for an American style fridge-freezer, laminate flooring, recessed spotlights and a UPVC double-glazed window to the rear elevation.

Dining Room

10'0" x 7'1" (3.06 x 2.18)

The dining room has laminate flooring, a radiator, a full length fitted unit and a single UPVC door providing access out to the garden.

Music Room

18'8" x 4'9" (5.71 x 1.45)

The music room has UPVC double-glazed windows to the front and side elevation, carpeted flooring, a radiator, recessed spotlights and access into the shower room.

Shower Room

5'4" x 4'9" (1.65 x 1.45)

The shower room has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with an electric shower, tiled flooring and walls, a radiator, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR

Landing

8'6" x 8'0" (2.60 x 2.44)

The landing has carpeted flooring, access into the loft and provides access to the first floor accommodation.

Master Bedroom

12'8" x 10'6" (3.87 x 3.22)

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

Bedroom Two

11'9" x 11'7" (3.59 x 3.55)

The second bedroom has a UPVC double-glazed window to the rear elevation, laminate flooring, a radiator and a built-in cupboard.

Bedroom Three

18'10" x 5'4" (5.76 x 1.65)

The third bedroom has UPVC double-glazed windows to the side and rear elevations, laminate flooring, a radiator and recessed spotlights.

Bedroom Four

14'11" x 9'3" (4.55 x 2.82)

The fourth bedroom has UPVC double-glazed windows to the front elevation, laminate flooring, a radiator and a built-in cupboard.

Bathroom

7'0" x 6'5" (2.15 x 1.96)

The bathroom has a low level flush W/C, a vanity style wash basin, a fitted panelled bath with an electric shower, tiled flooring and walls, a radiator and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Outside there is parking availability on a first come first serve basis and a private rear garden with a paved patio, a detached outbuilding, an outdoor tap, courtesy lighting 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 1000 Mbps and Upload Speed 1000 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 B

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.

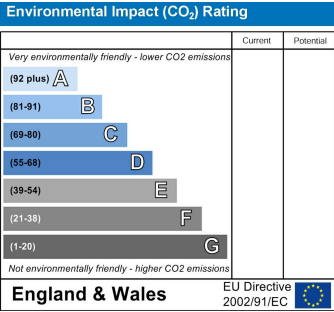
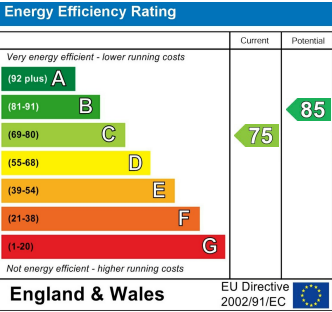
The vendor has advised the following:

Property Tenure is Freehold

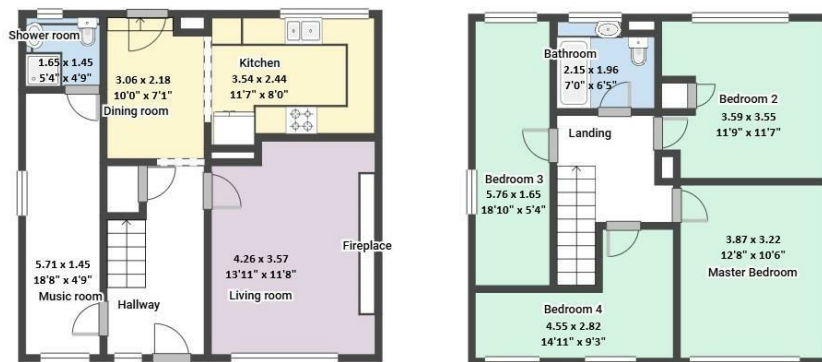
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



# Danes Close, Arnold, Nottinghamshire NG5 8NU



**This floorplan is for illustrative purposes only.**

All measurements, positions of walls, doors, windows, fittings and appliances are approximate, not to scale and should not be relied upon as a statement of fact. HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property. No responsibility is taken for any statement that may be made in these particulars, which do not form part of any offer or contract. Areas, measurements and distances are approximate. Text, photographs and plans are for guidance only and may not be comprehensive. Planning, building regulation or other consents should not be assumed, and no services or equipment have been tested. Purchasers must make their own investigations before entering any agreement.

## 0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

[info@holdencopley.co.uk](mailto:info@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

Agents Disclaimer: HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.