

HoldenCopley

PREPARE TO BE MOVED

Bentwell Avenue, Arnold, Nottinghamshire NG5 7EY

Guide Price £240,000 - £250,000

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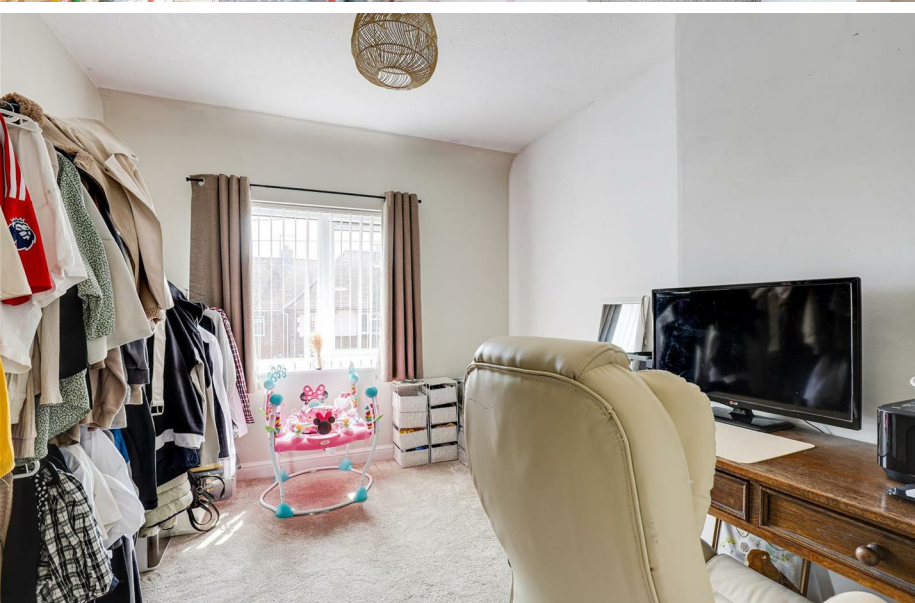
GUIDE PRICE: £240,000 - £250,000

WELL PRESENTED THROUGHOUT...

This well-presented three-bedroom semi-detached property offers the perfect combination of space, comfort and location ideal for any growing family. Situated in a popular location just a short distance from Arnold Town Centre, this home is conveniently close to a variety of local amenities including shops, restaurants and excellent transport links into Nottingham City Centre. It also sits within catchment for great schools, making it the ideal choice for family life. The ground floor comprises an entrance hall, a cosy living room, and an open archway that flows seamlessly into the dining room, perfect for entertaining. The fitted kitchen is equipped with ample storage and boasts double French doors that open out onto the rear garden, while a convenient ground floor WC adds practicality. Upstairs, the first floor offers two generous double bedrooms and a comfortable single bedroom, all serviced by a family bathroom featuring a corner bath and separate shower, along with a separate W/C. To the front of the property, there is a driveway providing off-street parking and access to a garage. To the rear, you'll find a spacious and beautifully maintained garden, featuring a lawn, a barked play area, and a decked seating area perfect for summer evenings.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Well Appointed Fitted Kitchen
- Ground Floor W/C
- Three Piece Bathroom Suite & Separate W/C
- Off-Road Parking & Garage
- Spacious Enclosed Rear Garden
- Popular Location
- Close To Local Amenities





GROUND FLOOR

Entrance Hall

6'5" x 4'2" (1.97m x 1.29m)

The entrance hall has Herringbone-style flooring, carpeted stairs, and a UPVC door providing access into the accommodation.

Living Room

13'8" x 11'11" (4.18m x 3.64m)

The living room has wood-effect flooring, coving to the ceiling, a recessed chimney breast, hearth and wooden beam, a radiator, a UPVC double-glazed window to the front elevation, and an open archway leading to dining room.

Dining Room

9'3" x 7'6" (2.82m x 2.29m)

The dining room has Herringbone-style flooring, coving to the ceiling, a radiator, and a UPVC double-glazed window to the rear elevation.

Kitchen

17'4" x 8'7" (5.30m x 2.64m)

The kitchen has a range of fitted wall and base units with worktops, a composite sink and a half with a mixer tap and drainer, and integrated oven with a gas hob and extractor fan, space and plumbing for a dishwasher and washing machine, space for a fridge freezer and dryer, coving to the ceiling, Herringbone-style flooring, double French doors opening to the rear garden, and access to the W/C.

W/C

4'7" x 3'1" (1.41m x 0.95m)

This space has a low level dual flush W/C, a vanity storage unit with a wash basin and splashback, a chrome heated towel rail, an extractor fan, and tiled flooring.

FIRST FLOOR

Landing

12'7" x 2'11" (3.85m x 0.90m)

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, and provides access to the first floor accommodation. Additionally, there is access to a boarded loft with lighting via a pull-down ladder.

Master Bedroom

9'2" x 10'5" (2.80m x 3.19m)

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

Bedroom Two

11'10" x 9'0" (3.62m x 2.75m)

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

Bedroom Three

7'4" x 8'8" (2.26m x 2.65m)

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

Bathroom

8'7" x 7'2" (2.64m x 2.19m)

The bathroom has panelled corner bath, a walk-in shower enclosure with a wall-mounted electric shower and a handheld shower head, a vanity storage unit with a wash basin, a radiator, an extractor fan, floor-to-ceiling tiling, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

W/C

7'8" x 2'5" (2.36m x 0.76m)

This space has a low level flush W/C, a pedestal wash basin, recessed spotlights, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is a driveway for off-street parking, courtesy lighting, gated access to the garage, and hedge boundaries.

Rear

The to the rear of the property is an enclosed garden with a gravelled area, a lawn, a desked seating area, a barked play area, a shed, and a mixture of hedge and fence panelled boundaries.

ADDITIONAL INFORMATION

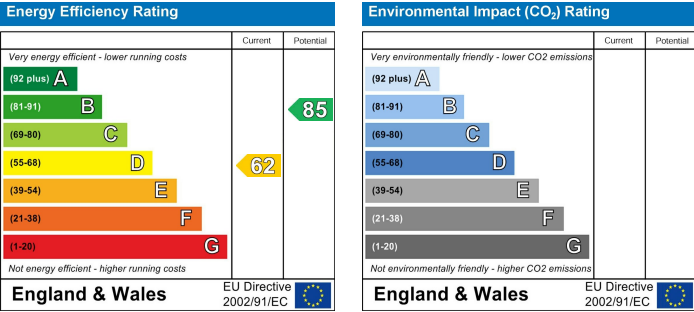
- Broadband Networks - Openreach, Virgin Media
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal – Good 4G/5G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Very Low
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

In accordance with the Estate Agents Act, we wish to inform all prospective buyers that this property is being sold by a family member of a staff member at HoldenCopley.

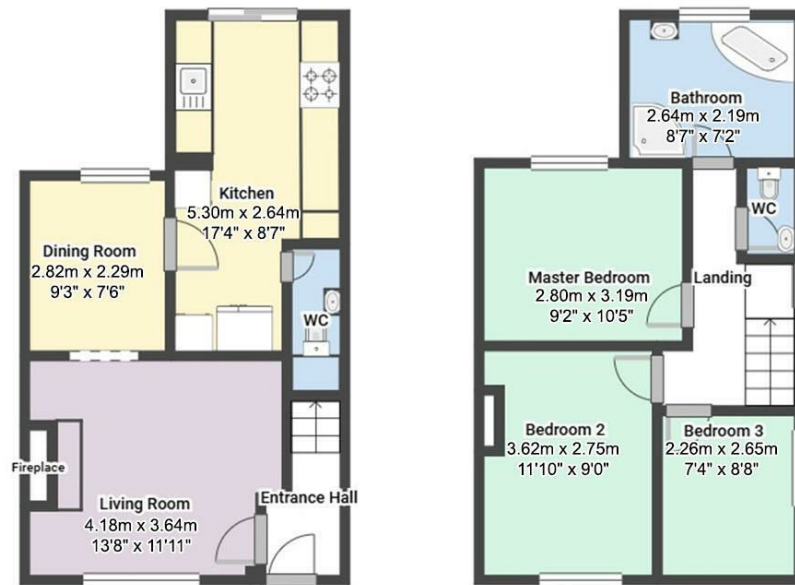
Council Tax Band Rating - Gedling Borough Council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
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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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