

31 Deer Park Drive, Arnold, NG5 8SA

£350,000

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Marriotts



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Arnold, NG5 8SA

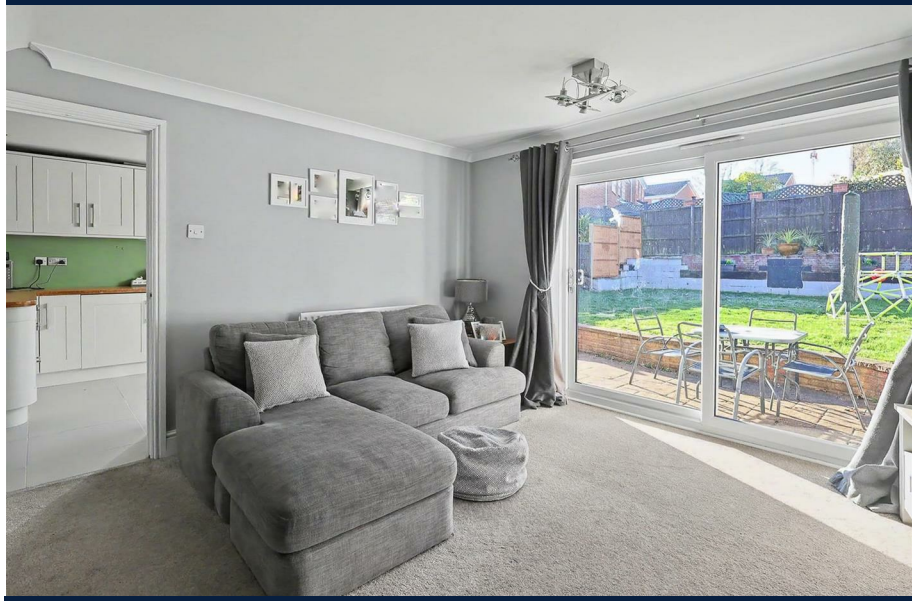
- Beautifully presented four bedroom family home
- kitchen diner with range cooker and integrated appliances
- Double garage with electric door and driveway parking
- Master bedroom with en-suite shower room and three bedrooms with fitted wardrobes
- Lounge with patio doors to the garden
- Popular residential location close to Bestwood Country Park, schools and local amenities

A beautifully presented and spacious four bedroom family home, offering stylish accommodation, a generous rear garden and a double garage, all situated in a popular residential location within easy reach of Bestwood Country Park.





£350,000



Overview

This impressive property has been tastefully maintained and improved by the current owners, making it an ideal choice for families looking for a home that is ready to move straight into.

At the heart of the home is a bright and spacious kitchen diner, benefiting from dual-aspect windows which flood the room with natural light. The kitchen is well-equipped with an electric range cooker, integrated appliances, and ample space for family dining. A useful utility room, accessed from the main entrance, provides additional practicality and storage. The generous through lounge offers an excellent space for both relaxing and entertaining, with patio doors opening directly onto the rear garden.

To the first floor are four well-proportioned bedrooms, including a spacious master bedroom with fitted wardrobes and a stylish en-suite shower room. Both the en-suite and family bathroom have been beautifully refitted by the current owners, featuring sleek, contemporary finishes.

Outside, the property benefits from a double garage and driveway parking to the front. The generous rear garden is predominantly laid to lawn with a patio seating area, providing an ideal setting for outdoor dining, entertaining and family enjoyment.

Situated in a sought-after residential area, the property enjoys convenient access to local schools, shops, supermarkets, and everyday amenities. The beautiful open spaces and woodland walks of Bestwood Country Park are also within easy reach.

Entrance Hall
The hallway is accessed through a glazed composite front door, with side panel allowing in natural light. The tiled floor flows through to the utility room and kitchen diner, there is a radiator, alarm panel controls, carpeted stairs lead to the first floor and a further door goes through to the lounge.

Utility room
Fitted with shelves, worktop, a low cupboard and with space for a washing machine. There is also a radiator and front UPVC double glazed window.

Dining Kitchen
The dining kitchen runs the length of the property and has dual aspect UPVC double glazed windows. The kitchen is fitted with shaker style wall and floor units, solid wood worktop with breakfast bar and metro style tile splashback behind. There is a 1 1/2 bowl stainless steel sink with pull out spray mixer tap, integrated under counter fridge and separate freezer, Leisure electric range cooker with ceramic 5 ring hob and extractor hood over. The room has a radiator, side UPVC door to the garden and plenty of space for a 4 seater dining table and chairs.

Lounge
Accessed from either the kitchen or the entrance hall, the living room has a feature gas cast iron fire set within a tiled hearth and surround, two radiators, carpet and UPVC patio doors to the rear garden.

Landing
With carpet, loft access and a shelved cupboard with a radiator.

Bedroom 1
The master bedroom has a double fitted wardrobe, radiator, front UPVC window, carpet and a door through to the en-sutie.

En-Suite shower room
Recently re-fitted by the current owners, the en-suite has a wash hand basin vanity unit with storage, corner shower cubicle with mains shower and low maintenance waterproof wall panels, toilet, heated towel rail, side UPVC double glazed window and vinyl floor.

Bedroom 2
Front UPVC double glazed window, double fitted wardrobe, radiator and carpet.

Bedroom 3
Rear UPVC double glazed window, single fitted wardrobe, radiator and carpet.

Bedroom 4
Currently used as an dressing room & walk in wardrobe, this room has been used as a single bedroom in the past. With rear UPVC double glazed window, laminate floor and radiator.

Family bathroom
Recently refitted by the current owners the family bathroom has a bath with mains shower and folding shower screen, vanity wash hand basin with storage & mixer tap, back to wall toilet unit with concealed cistern and a fitted wall hung bathroom cabinet. There is a heated towel rail, rear UPVC double glazed window, vinyl floor and low maintenance waterproof wall panels.

Outside
To the front there is a detached double garage with eave space and electric garage door. Alongside a planted shrub garden, steps lead to the front door and and to the tiled open porchway.

The rear garden is fully enclosed, mostly lawned and with a paved patio area for seating. There is an outdoor tap and electric point, and gated side access.

Material Information



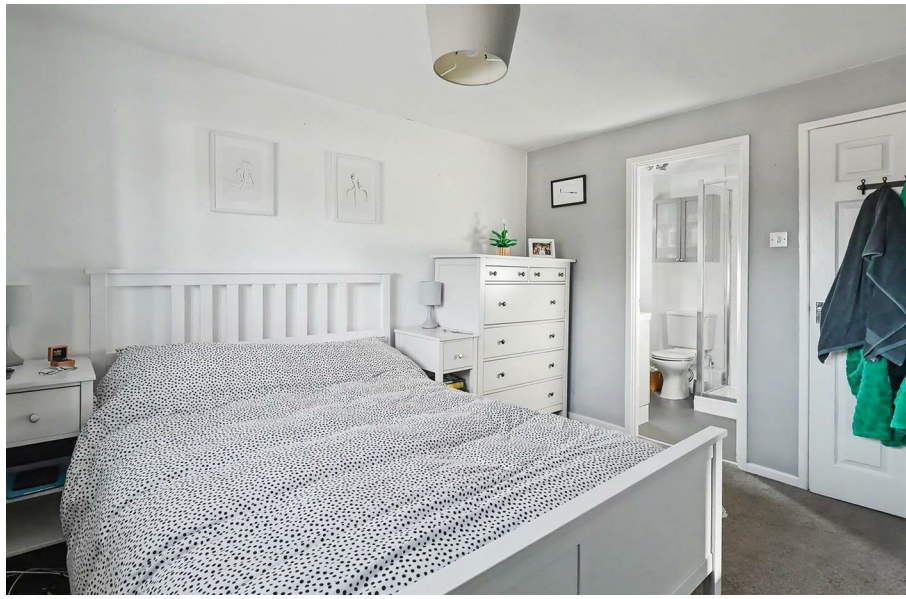





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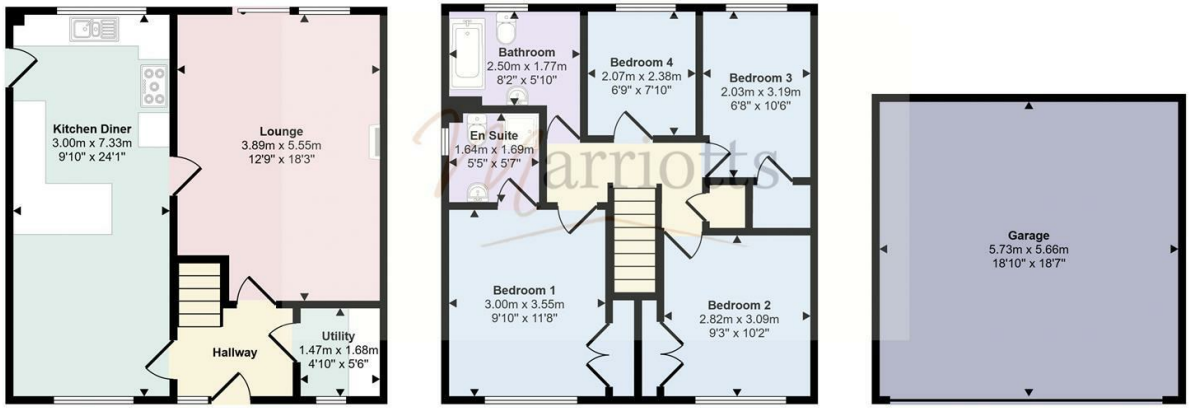


TENURE: Freehold
COUNCIL TAX: Gedling - Band D
PROPERTY CONSTRUCTION: Cavity brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: No
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No
FLOOD RISK: Very low
ASBESTOS PRESENT: No
ANY KNOWN EXTERNAL FACTORS: No
LOCATION OF BOILER: Loft
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: EDF
MAINS ELECTRICITY PROVIDER: EDF
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: There are steps leading to the front door





Approx Gross Internal Area
135 sq m / 1452 sq ft

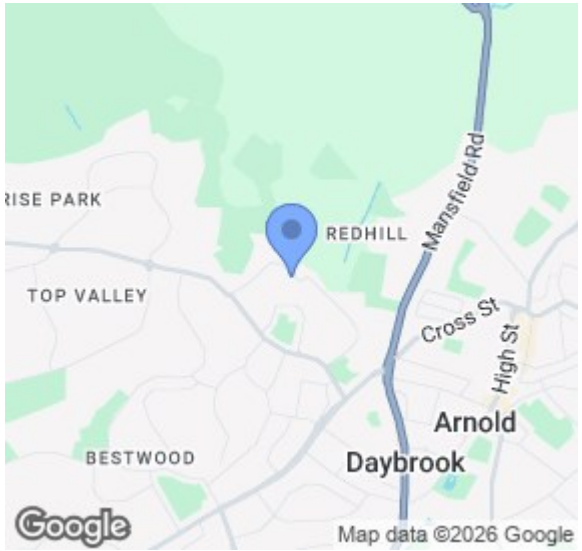


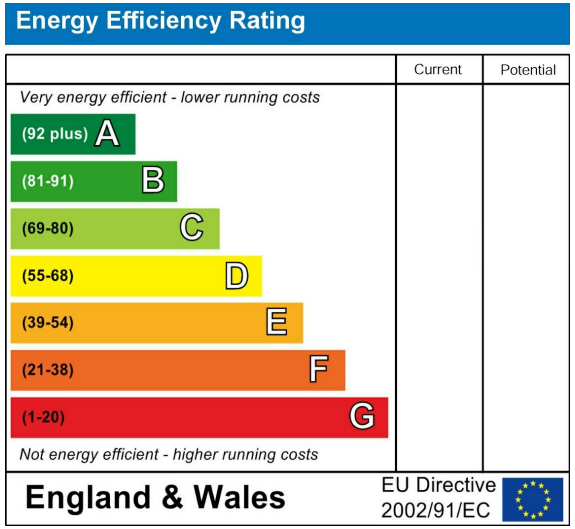
Ground Floor
Approx 52 sq m / 555 sq ft

First Floor
Approx 51 sq m / 548 sq ft

Garage
Approx 32 sq m / 349 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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