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Arnhill Road, Gretton

Offers over £300,000

# BELVOIR!

EPC Rating D. Council Tax C.



Occupying a delightful position within the sought-after village of Gretton, this enchanting three-bedroom semi-detached cottage beautifully combines period charm with stylish modern living. Full of warmth and character, the property retains many appealing cottage features, including tasteful decor, a cosy living room centred around a wood-burning stove, and an inviting atmosphere throughout.

The accommodation is well balanced and perfectly suited to family life, while offering the charm and individuality that is so often missing from more modern homes. To the front, a paved frontage and generous side driveway provide off-road parking for several vehicles and lead to a single garage. The rear garden is a standout feature, thoughtfully landscaped into the hillside to create a series of attractive tiered and versatile outdoor spaces.

The accommodation begins with a welcoming entrance hall leading into a bright front-facing lounge, where an exposed stone fireplace with inset wood burner forms a wonderful focal point. Built-in seating nooks either side add to the cottage appeal and creates the perfect place to relax. Steps rise to the dining area, which flows openly into the kitchen, providing an excellent space for everyday living and entertaining alike. A useful ground floor WC/utility room adds practicality, while a charming conservatory opens from the dining area and provides direct access to the rear patio.

On the first floor, there are three comfortable bedrooms and a four-piece family bathroom fitted with a corner bath, separate shower enclosure, vanity wash basin and WC. Further benefits include UPVC double glazing throughout and electric heating.

Outside, the beautifully arranged rear garden offers a wonderful sense of space and privacy. Immediately behind the house is a paved patio ideal for outdoor dining, leading up to a generous lawn bordered by mature planting. A timber decked seating area provides a peaceful spot to enjoy the surroundings, while the upper tier offers additional garden space with excellent potential for a vegetable plot, fruit garden, or further landscaping for those with green fingers.

This is a rare opportunity to purchase a truly charming village home that effortlessly blends character, comfort and versatility in one of Gretton's most desirable locations.

#### Entrance Hall

Composite door to the front, built in storage cupboards, window to the side, internal door to living room.

#### Living Room

3.91m x 7.85m (12'10" x 25'10")

Two windows to the front, electric heaters, stone fireplace, wood burner, under stair cupboard, karndean flooring, opening and steps up to the dining area.

#### Dining Area

2.51m x 4.3m (8'2" x 14'1")

Twin french doors opening to the conservatory, opening into kitchen area, wall mounted electric heater.

#### Kitchen

3.5m x 3.03m (11'6" x 9'11")

A range of high gloss wall and base units with work surfaces over, splashback tiling, built in oven, hob and extractor, stainless steel sink and drainer, space and plumbing for appliances, window to the rear. Composite door to the side.





#### Utility/WC

Space and plumbing for appliances, base unit with work surface over, wall tiling, window to the side, low level WC.

#### Conservatory

2.44m x 2.34m (8'0" x 7'8")

A mix of stone and brick walls with windows at a high level, a UPVC door to the rear and a glass roof with a velux opening window, electric heater.

#### Landing

Windows to the side and rear, wooden spindle hand rail, electric heater, doors to all internal rooms.

#### Bedroom One

3.2m x 3.86m (10'6" x 12'8")

Window to the front, electric heater, built in wardrobes.

#### Bedroom Two

2.44m x 3.03m (8'0" x 9'11")

Window to the rear, wall mounted electric heater, carpet flooring.

#### Bedroom Three

1.89m x 3.03m (6'2" x 9'11")

Window to the side, carpet flooring, electric heater.

#### Bathroom

3m x 1.84m (9'10" x 6'0")

Corner shower cubicle, low level WC, sink set into a vanity unit, large corner bath, window to the side, heated towel rail, wall tiling.

#### Outside

A driveway to the side leading to a single garage. Gated access to the rear courtyard and back door. To the front is a wall enclosed paved garden with a gate and path leading to the front door.

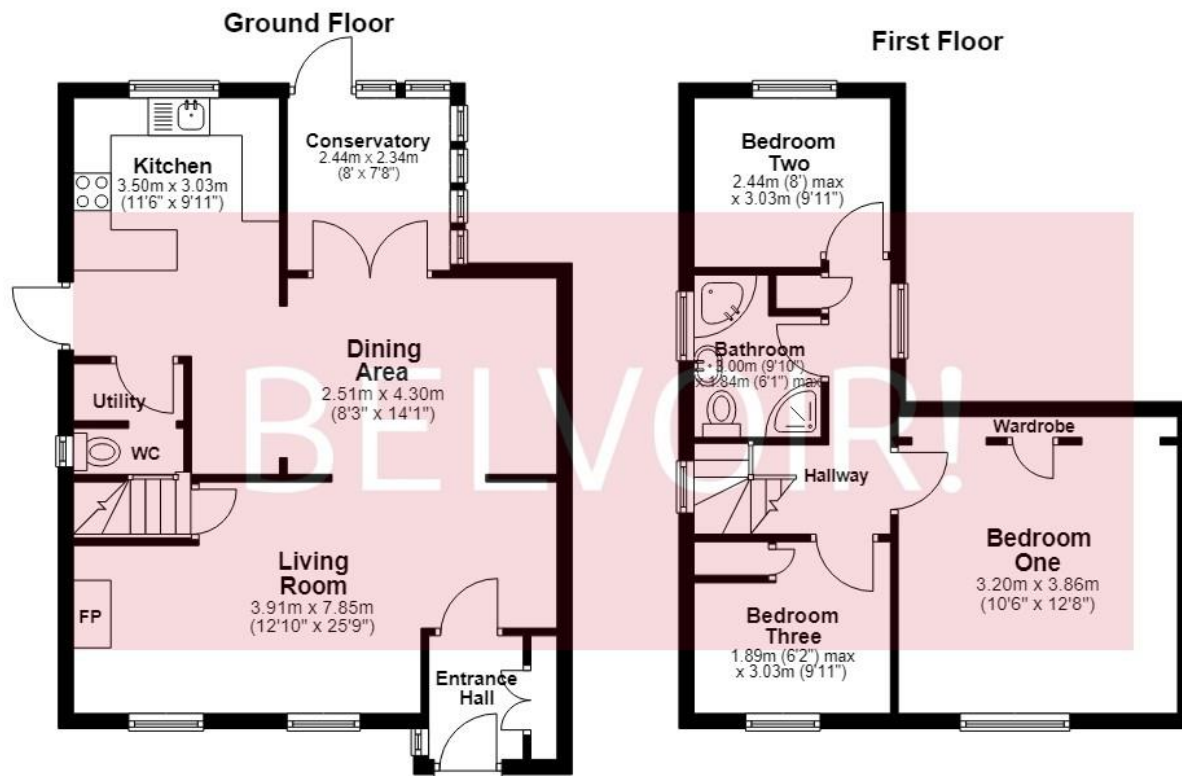
To the rear, the garden is split over several levels. To the ground level is a small area of hard standing with steps rising to a raised patio area. There is a gate with steps rising to a further lawn with a small decked seated area, borders with trees and shrubs and the top tier of the garden which is accessed by a some further steps is perfect for a small allotment and vegetable plot. The tiered garden is all fence and wall enclosed.

#### Agents Notes

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Money Laundering Regulations: Buyers will be required to provide identification documents once an offer is accepted to complete anti-money laundering (AML) checks. A fee applies per person.

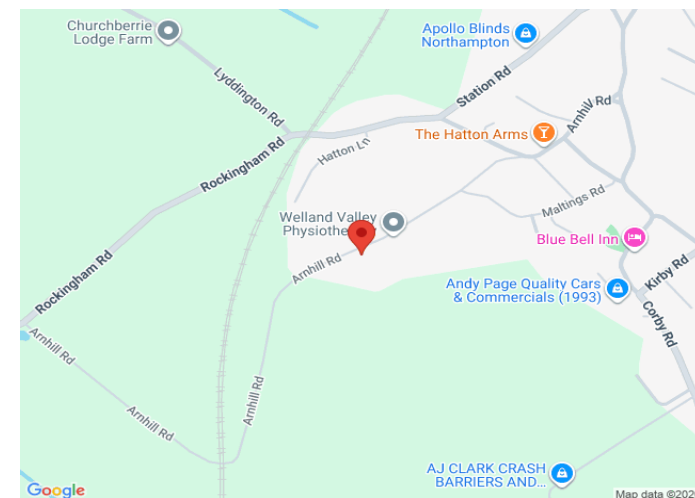




We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixture and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Plan produced using PlanUp.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 79 C      |
| 55-68 | D             | 58 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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