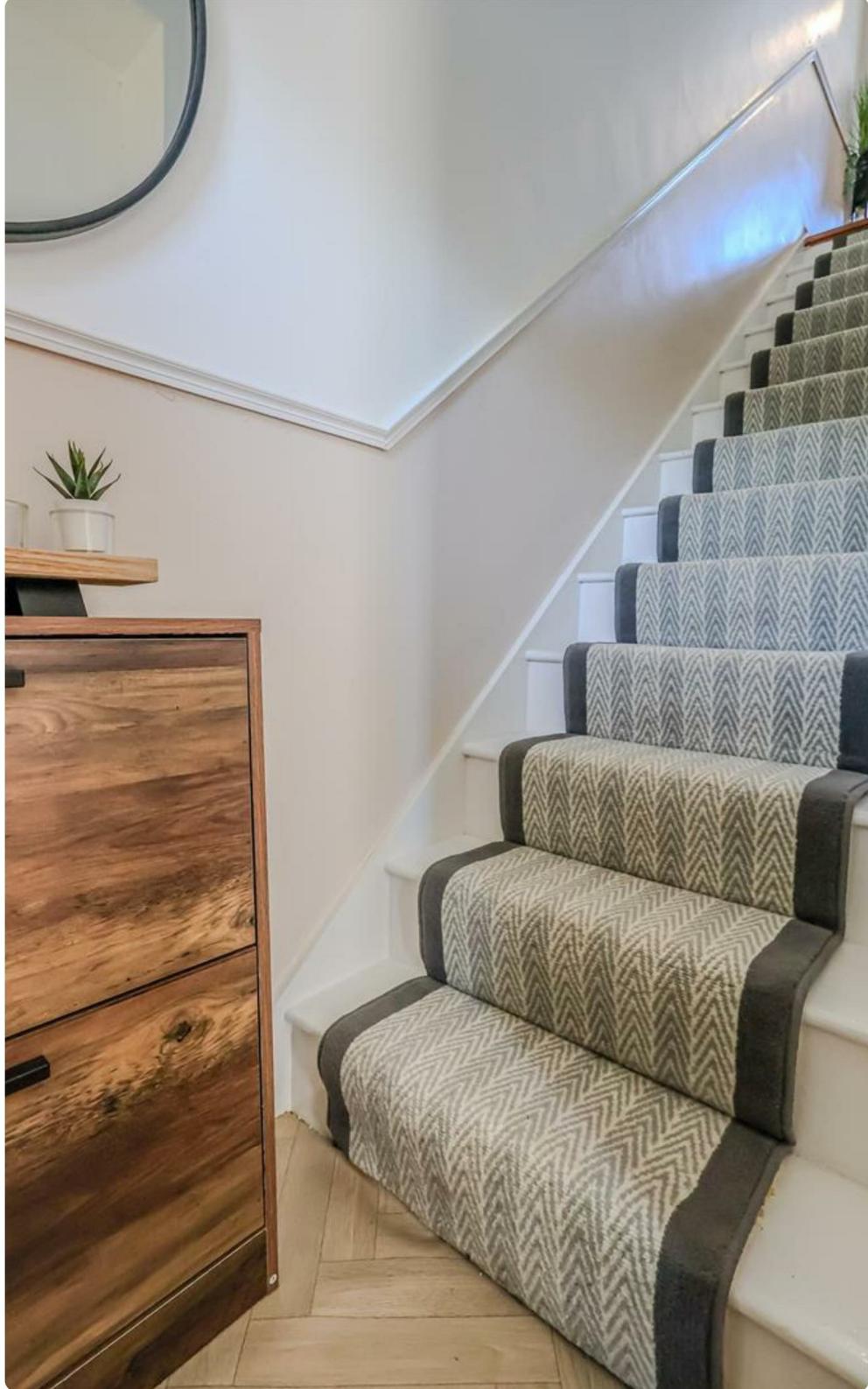




19 Bestwood Lodge Drive, Arnold, NG5 8NE
£175,000



Marriotts



19 Bestwood Lodge Drive Arnold, NG5 8NE

£175,000

- Modern end town house on a corner plot
- Modern bathroom with 3-piece suite
- Off street parking for 2 vehicles
- 2 bedrooms
- Spacious lounge
- Close to the City Hospital and Bestwood Country Park

Stylish modern end town house on a corner plot with off street parking! This well presented property is ideal for first time buyers and young families alike. Comprising of 2 bedrooms, master with inbuilt storage, lounge opening into the kitchen with breakfast bar, conservatory, modern 3-piece bathroom suite, enclosed rear garden, parking for 2 cars. Located with easy reach of Bestwood country park, local schools and amenities.



Overview

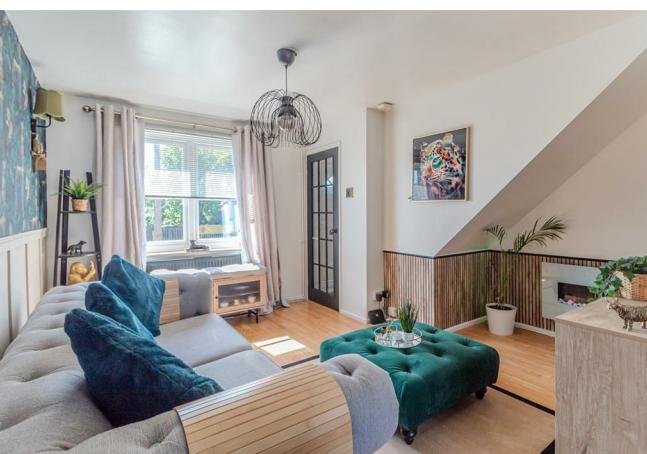
This stylish modern end town house is a wonderful blend of modern living and convenience, making it an ideal choice for those looking to settle in a vibrant community, and an excellent opportunity for first-time buyers and young families. Set on a corner plot, the property boasts off-street parking to the front and a further parking space to the rear in the communal area.

Upon entering, you will find a well-presented interior that exudes modern charm. The ground floor features a welcoming lounge that seamlessly flows into a contemporary kitchen, complete with a breakfast bar, perfect for casual dining. The addition of a conservatory enhances the living space, providing a bright and airy area to relax, this room also offers space for extra appliances.

The property comprises two comfortable bedrooms, with the master bedroom benefiting from inbuilt storage, offering practicality and organisation. The modern three-piece bathroom suite is tastefully designed, providing a serene space for relaxation.

The enclosed rear garden is a delightful outdoor retreat, ideal for children to play or for hosting summer gatherings. The location is particularly advantageous, with Bestwood Country Park just a stone's throw away, offering beautiful green spaces for outdoor activities. Additionally, local schools and amenities are within easy reach, making this home perfectly situated for family life.

Don't miss the chance to make this lovely property your new home!



Entrance

The property is accessed via a UPVC front door, with the benefit of a Eufy video door bell, the inner hallway has herringbone vinyl flooring, wall mount RCD unit and Yale alarm controls. Stairs lead to the first floor with carpet runner and glazed panel door leads into the lounge

Lounge

With wood effect laminate flooring and half panelled walls, radiator, UPVC window to the front, feature electric fire, open archway into the breakfast kitchen

Breakfast Kitchen

The kitchen is fitted with a range of units and wooden worktop, matt-black sink & drainer and brass mixer tap, having integrated fridge, space for a cooker and washing machine, there is a fitted stainless steel extractor hood, wooden breakfast bar, radiator, UPVC window into the conservatory and UPVC door into the conservatory

Conservatory

This versatile space has been thoughtfully fitted with an additional wooden worktop, having space for a dryer and freezer underneath. With wood effect laminate flooring and electric ceiling fan, access into the rear garden.

Landing

With laminate flooring, loft hatch where the boiler is housed and access to all upstairs rooms

Bedroom 1

UPVC window to the front, radiator, laminate flooring, two inbuilt storage cupboards with sliding doors

Bedroom 2

UPVC window to the rear and laminate flooring

Bathroom

The modern bathroom is fitted with a white suite, vanity sink unit with pull out draw, wc with duel flush, bath having mains shower over & rainwater shower head and handset, mirror glass shower screen, vertical heated towel rail. Decorated with wood effect vinyl flooring, half tiled walls with metro style tiles and feature mosaic tiles around the shower. UPVC window to the rear.

Outside

Set on a corner plot, the front garden is lawned with a paved walkway to the front door and off street parking to the right.

The rear garden is securely enclosed with recently refitted fencing, timber gate leads to a communal car park where 1 additional parking space is available for this property. The garden has lawn, decking and concrete patio/seating area.

Material Information

TENURE: Freehold

COUNCIL TAX: Gedling borough council - Band A

PROPERTY CONSTRUCTION: Cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY:

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS:



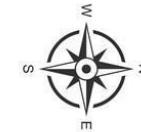
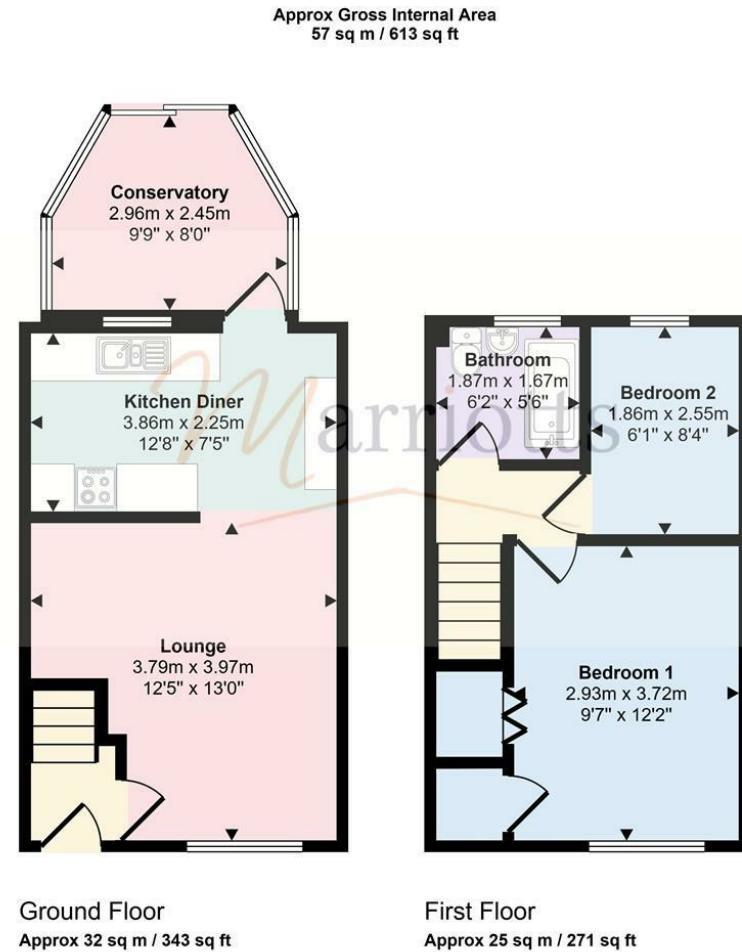




FLOOD RISK:
ASBESTOS PRESENT:
ANY KNOWN EXTERNAL FACTORS:
LOCATION OF BOILER: Loft
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: EDF
MAINS ELECTRICITY PROVIDER: EDF
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: No
BROADBAND AVAILABILITY: 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:

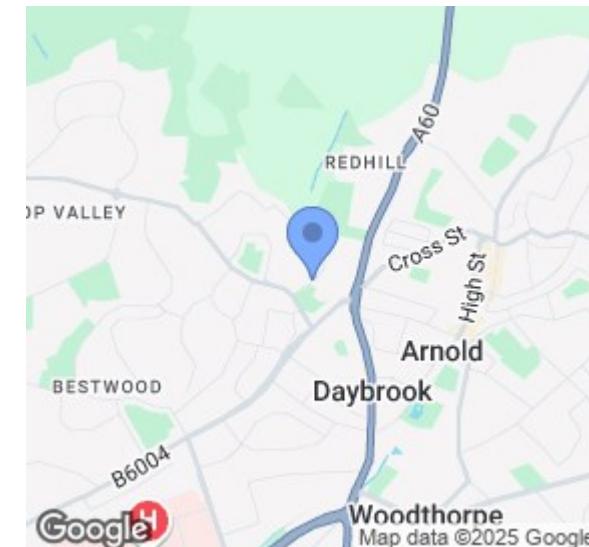






Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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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4. Money Laundering - Marriots 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 Marriots refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

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