

# HoldenCopley

PREPARE TO BE MOVED

Hunter Road, Nottingham, NG5 6QZ

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Guide Price £240,000



Hunter Road, Nottingham, NG5 6PZ





GUIDE PRICE - £240,000 - £250,000

### LOCATION, LOCATION, LOCATION...

This three-bedroom semi-detached home enjoys a prime position in a sought-after part of Arnold, offering the best of both Arnold and Mapperley within easy reach. From local shops and cosy cafés to supermarkets, parks and excellent school catchments, everything you need is close by. Commuting is simple too, with convenient transport links providing quick access across Nottingham and beyond. With its well-balanced layout and generous outside space, this property is an ideal choice for first-time buyers or families looking to settle in a popular area. Internally, the ground floor opens with an inviting entrance hall leading into a bright and airy living room, which flows seamlessly into the dining area – a great space for everyday family life or entertaining. The fitted kitchen offers plenty of worktop and storage space. Upstairs, there are three well-proportioned bedrooms, each offering comfortable accommodation, all serviced by a modern shower suite. Outside to the front, the property benefits from a driveway providing off-road parking for two vehicles, along with double gated access leading through to a garage. The rear garden is enclosed and low maintenance, giving you a private and practical area that can be enjoyed throughout the seasons.

### MUST BE VIEWED







- Semi-Detached House
- Three Bedrooms
- Open Plan Living & Dining Room
- Fitted Kitchen
- Modern Shower Suite
- Driveway & Garage
- Low Maintenance Garden
- Great Family Home
- Sought-After Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

11'4" x 6'0" (3.47 x 1.83)

The entrance hall has oak-effect flooring, carpeted stairs, a radiator, coving to the ceiling, two UPVC double-glazed obscure panelled windows to the front elevation, and a single UPVC door providing access into the accommodation.

Living Room

12'11" x 10'4" (3.94 x 3.17)

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, a feature fireplace with a decorative surround, a TV point, and an open arch leading into the dining room.

Dining Room

10'8" x 8'11" (3.26 x 2.73)

The dining room has wood-effect flooring, a radiator, coving to the ceiling, and a sliding patio door opening out to the rear garden.

Kitchen

10'8" x 7'5" (3.26 x 2.28)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a sink and a half with a mixer tap and drainer, space for a cooker, washing machine and fridge freezer, tiled flooring, partially tiled walls, coving to the ceiling, a UPVC double-glazed window to the side elevation, and a single UPVC door providing access to the garden.

FIRST FLOOR

Landing

8'4" x 6'2" (2.55 x 1.90)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, coving to the ceiling, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

13'2" x 10'0" (4.03 x 3.05)

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

Bedroom Two

11'1" x 10'2" (3.40 x 3.11)

The second bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, coving to the ceiling, a radiator, and an in-built cupboard.

Bedroom Three

9'6" x 6'5" (2.90 x 1.98)

The third bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, coving to the ceiling, a radiator, and an in-built cupboard.

Shower Room

6'2" x 6'2" (1.90 x 1.90)

The shower room has a concealed dual flush WC combined with a vanity unit wash basin, a shower enclosure with an overhead rainfall shower and a handheld shower head, tiled flooring, waterproof splashback, a heated towel rail, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing ample off-road parking and double gated access to the garage towards the rear.

Rear

To the rear of the property is a private enclosed garden with a patio area, external lighting, a gravelled area with a patio pathway, a range of plants and shrubs, fence panelled boundaries, and access into the garage.

ADDITIONAL INFORMATION

- Broadband Networks Available - Openreach, Virgin Media
- Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 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+ (TBC)
- Flood Risk Area - Very low risk
- Non-Standard Construction – No
- Other Material Issues – TBC
- Any Legal Restrictions - TBC

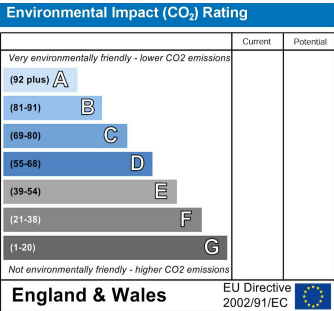
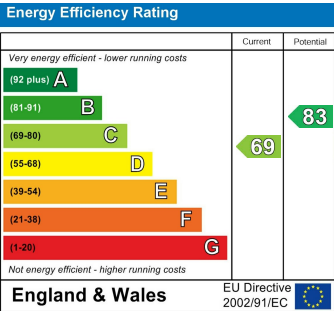
DISCLAIMER

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

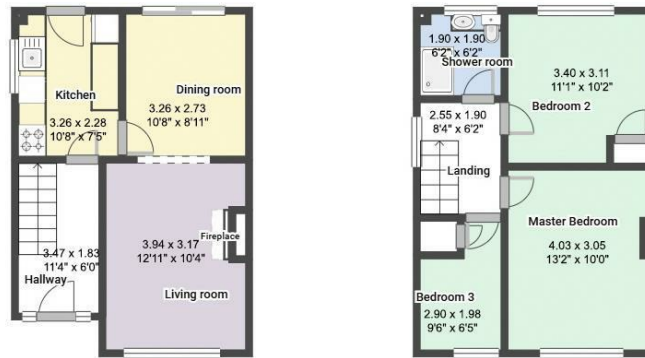
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**This floorplan is for illustrative purposes only.**

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