

# HoldenCopley

PREPARE TO BE MOVED

Coppice Road, Arnold, Nottinghamshire NG5 7HH

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Guide Price £375,000 - £395,000

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SPACIOUS FAMILY HOME WITH ENDLESS POTENTIAL...

This four-bedroom detached house offers generous accommodation throughout and is bursting with potential, making it the perfect purchase for a family buyer looking to create their dream home. Situated in a popular location, the property benefits from being within close proximity to a wide range of local amenities, excellent transport links, and great school catchments – ideal for growing families. Internally, the ground floor comprises a porch and an entrance hall, a convenient ground floor W/C, a spacious living room open plan to the dining area, a versatile family room, a fitted kitchen, a useful utility room, and a garage – providing ample storage or potential for conversion. Upstairs, the first floor hosts four well-proportioned bedrooms, a three-piece family bathroom suite, and access to a boarded loft. Externally, the property boasts a block-paved driveway providing off-road parking for up to four vehicles, a well-maintained front garden with lawn, and access into a covered carport. To the rear is a private and established garden, featuring a paved patio area, a lawn, and a range of mature shrubs and trees, offering a peaceful outdoor retreat. This property offers a fantastic opportunity for buyers to update and personalise the space to their own taste, with plenty of potential to create a beautiful and bespoke family home.

NO UPWARD CHAIN





- Detached Family Home
- Four Bedrooms
- Well Appointed Fitted Kitchen
- Open Plan Reception Room & Family Room
- Ground Floor W/C
- Three Piece Bathroom Suite
- Off-Road Parking & Garage
- Private Enclosed Rear Garden
- Popular Location
- No Upward Chain





## GROUND FLOOR

### Porch

7'3" x 2'7" (2.23m x 0.80m)

The porch has tiled flooring, a built-in cupboard with a drawer and a sliding patio door.

### Entrance Hall

11'10" x 6'10" (3.62m x 2.10m)

The entrance hall has carpeted flooring and stairs, under the stairs storage, a radiator and a single door providing access into the accommodation.

### W/C

6'2" x 2'8" (1.88m x 0.83m)

This space has a low level flush W/C, a wall-mounted wash basin, wood-effect flooring, partially tiled walls and an extractor fan.

### Living Room

15'1" x 11'10" (4.62m x 3.62m)

The living room has a double-glazed window to the front elevation, carpeted flooring, a radiator, a feature fireplace with a decorative surround, wall-mounted light fixtures, a TV point and open access into the dining room.

### Dining Room

13'0" x 8'10" (3.98m x 2.71m)

The dining room has carpeted flooring and a radiator.

### Family Room

12'7" x 9'4" (3.85m x 2.85m)

The family room has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator and double French doors providing access out to the garden.

### Kitchen

17'6" x 8'10" (5.34m x 2.71m)

The kitchen has a range of fitted base and wall units with worktops, an integrated double oven, an electric hob, a stainless steel sink and a half with a drainer, space and plumbing for a dishwasher, space for a fridge-freezer, tiled flooring, partially tiled walls, wooden beams to the ceiling and a double-glazed window to the rear elevation.

### Utility Room

7'1" x 6'5" (2.42m x 1.97m)

The utility room has a range of fitted base and wall units with worktops, a stainless steel sink, space and plumbing for a washing machine and tumble dryer, carpeted flooring, tiled walls, a wall-mounted boiler, a double-glazed window to the rear elevation and a single door providing side access.

## FIRST FLOOR

### Landing

15'5" x 6'11" (4.71m x 2.12m)

The landing has a double-glazed window to the front elevation, carpeted flooring, a built-in cupboard, access into the boarded loft via a drop-down ladder and provides access to the first floor accommodation.

### Master Bedroom

15'0" x 10'5" (4.58m x 3.19m)

The main bedroom has a double-glazed window to the front elevation, carpeted flooring, a radiator and fitted wardrobes with over the head cupboards and a dressing table with drawers.

### Bedroom Two

10'11" x 10'5" (3.35m x 3.20m)

The second bedroom has a double-glazed window to the rear elevation, carpeted flooring, a radiator and fitted wardrobes with over the head cupboards, a dressing table with drawers and a headboard with bedside tables.

### Bedroom Three

8'4" x 8'2" (2.55m x 2.49m)

The third bedroom has double-glazed windows to the front and side elevations, carpeted flooring, a radiator and fitted wardrobes with over the head cupboards and a dressing table with drawers.

### Bedroom Four

8'6" x 8'2" (2.61m x 2.49m)

The fourth bedroom has a double-glazed window to the rear elevation, carpeted flooring, a radiator and fitted wardrobes.

### Bathroom

8'1" x 5'4" (2.74m x 1.63m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted bath, carpeted flooring, tiled walls, a radiator, recessed spotlights and a double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front is a block paved driveway, a garden with a lawn and access into the carport.

### Rear

To the rear is a private garden with a fence panelled boundary, a paved patio, a lawn and mature shrubs and trees.

### Garage

15'1" x 8'5" (4.87m x 2.57m)

The garage has lighting, fitted wall units, power points, a single door and an electric garage door.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 4G, most 5G & some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

High risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band D

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.

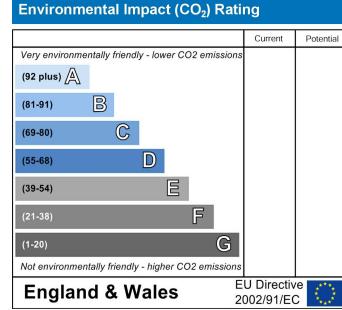
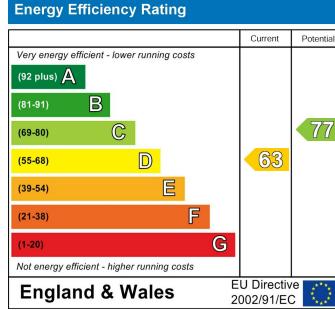
The vendor has advised the following:

Property Tenure is Freehold

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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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