

# HoldenCopley

PREPARE TO BE MOVED

Dorket Close, Arnold, Nottinghamshire NG5 8ET

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Guide Price £245,000



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GUIDE PRICE £245,000 - £260,000

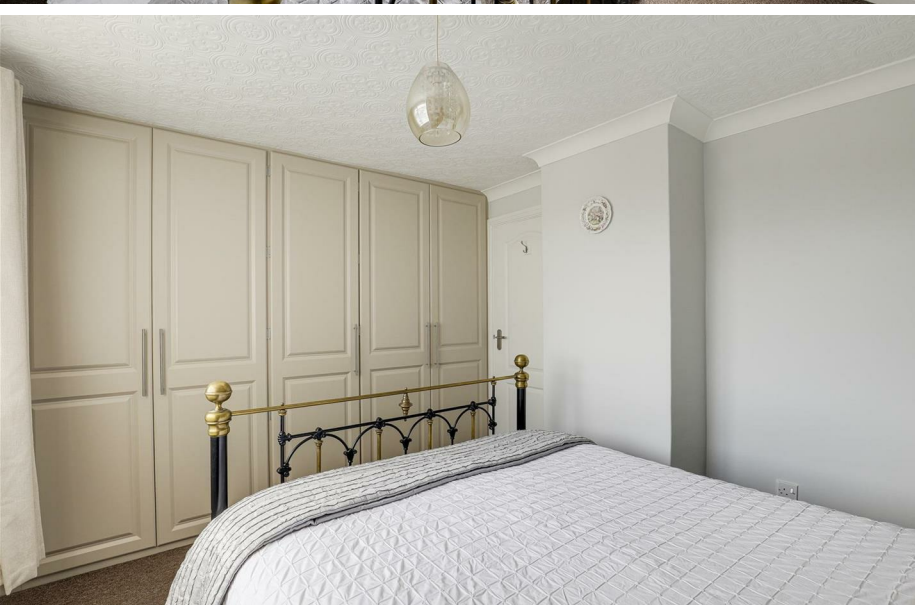
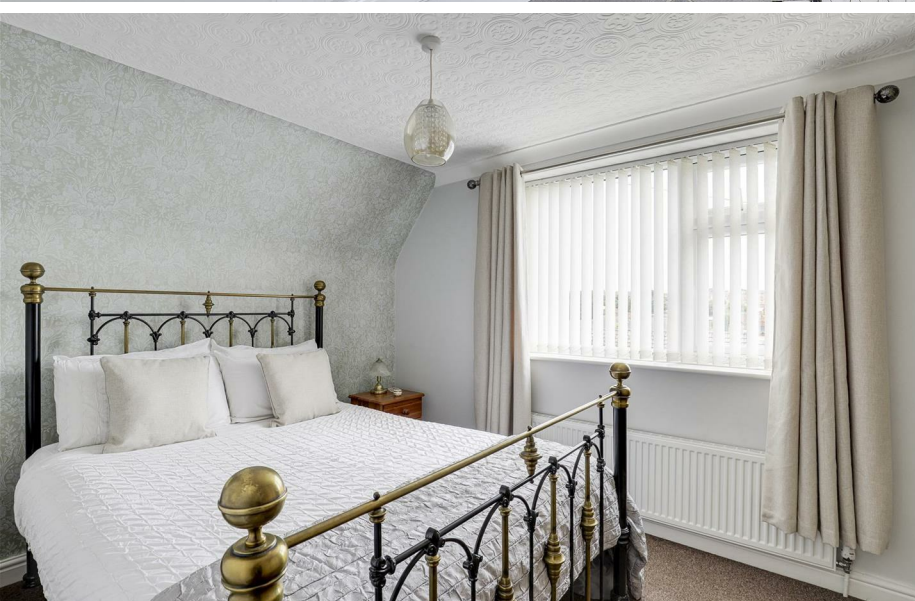
NO UPWARD CHAIN...

This well-presented detached home is positioned on a generous corner plot and is offered to the market with no upward chain. There's also the option for the property to be sold fully furnished, making it an ideal choice for anyone looking for a hassle-free move. Conveniently located close to local shops, schools and a range of everyday amenities, it's a great fit for a variety of buyers, whether you're a first-time purchaser, downsizing or simply looking for a home that's ready to move straight into. On entering the property, you're welcomed into a bright entrance hall which leads through to a spacious living room. This flows openly into the dining area, where French doors open out to the rear garden, creating a lovely space for both relaxing and entertaining. The kitchen is fitted with a range of modern units, offering a practical and functional layout for everyday use. Upstairs, there are two well-proportioned double bedrooms and a stylish three-piece bathroom suite. Both bedrooms are light and airy, providing comfortable accommodation with room for freestanding furniture. Externally, the front of the property is attractively landscaped with a gravelled area and neatly maintained hedges. A block-paved driveway provides off-street parking for two vehicles and leads to the garage, which also offers additional storage space. Gated access from the side takes you into the rear and side gardens, which are well cared for and thoughtfully arranged. There's a mix of gravelled sections with established shrubs and planting, a patio area ideal for outdoor seating, a log shed, and a lawn bordered by mature trees and panel fencing that provides a good degree of privacy.

MUST BE VIEWED







- Detached House
- Two Double Bedrooms
- Two Spacious Reception Rooms
- Modern Kitchen
- Stylish Bathroom
- Driveway & Garage
- South-Facing Garden
- No Upward Chain
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

5\*10" x 5\*8" (1.80m x 1.75m)

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

Living Room

20\*8" x 9\*8" (6.30m x 2.97m)

The living room has oak wooden flooring, two radiators, ceiling coving, a recessed chimney alcove with a feature fireplace and mantelpiece, open access to the dining room, a UPVC double-glazed window to the front elevation and a patio door providing access to the balcony.

Dining Room

12\*5" x 9\*4" (3.79m x 2.87m)

The dining room has oak wooden flooring, a radiator, ceiling coving, an in-built cupboard and double French doors opening out to the rear garden.

Kitchen

10\*8" x 9\*0" (3.27m x 2.75m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a mixer tap, an integrated oven, gas ring hob, extractor fan & dishwasher. A freestanding washing dryer and fridge freezer, partially tiled walls, a radiator, ceiling coving, tiled flooring, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

10\*11" x 3\*1" (3.34m x 0.96m)

The landing has carpeted flooring, access in to the bordered loft with lighting via a pull-down ladder, and access to the first floor accommodation.

Master Bedroom

10\*6" x 10\*1" (3.21m x 3.08m)

The master bedroom has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, a range of fitted wardrobes, and carpeted flooring,

Bedroom Two

10\*11" x 9\*1" (3.34m x 2.79m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, a range of fitted wardrobes, and carpeted flooring,

Bathroom

6\*5" x 5\*5" (1.96m x 1.67m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a concealed dual flush W/C, a counter-top wash basin, a shower enclosure with a wall-mounted electric shower fixture, chrome hated towel rail, coving to the ceiling, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

Front

To the front of the property is a gravelled area with neatly cut hedges. A block paved driveway for two vehicles, access to the garage, and gated access to the rear garden.

Garage

The garage has lighting, electrics, a wall-mounted boiler, space for a tumble dryer, a worktop, ample storage, and an up-and-over door opening out to the driveway.

Rear & Side

To the rear and side is a gravelled area with access to the rear of the property with a patio area, various gravelled sections with shrubs and plants, a log shed, a lawn, with a border of various trees and plants, and a fence panelled boundary,

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band C  
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

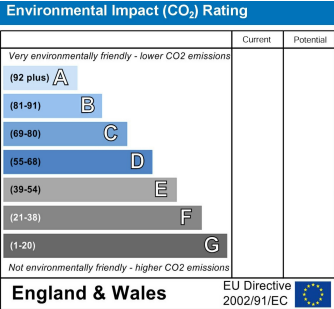
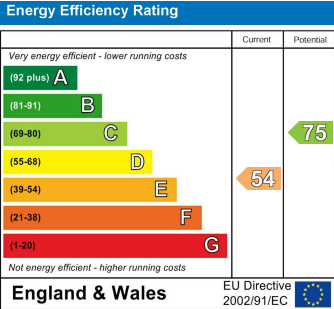
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Openreach, Virgin Media
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps
- Phone Signal – Good coverage of Voice, 4G & some coverage of 5G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No





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**FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY**

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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