

HoldenCopley

PREPARE TO BE MOVED

Rothbury Close, Arnold, Nottinghamshire NG5 8UE

Guide Price £325,000

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MODERN FAMILY HOME...

Welcome to this stunning four-bedroom detached house, beautifully presented and offering spacious accommodation throughout. Nestled in a popular location with proximity to Arnold Town Centre, which boasts an array of amenities including shops, eateries, and excellent transport links. Upon entering, you're greeted by a welcoming entrance hall that sets the tone for the rest of the home. The ground floor features a living room, perfect for relaxing and entertaining. A convenient W/C is also located on this level, along with a modern fitted kitchen/diner, providing a stylish and functional space for cooking and dining. Ascending to the upper level, you'll find four well-proportioned bedrooms, each offering ample space and versatility to accommodate various needs. These bedrooms are served by a three-piece bathroom suite. The master bedroom further impresses with the added luxury of an en-suite bathroom and an in-built wardrobe, ensuring both comfort and convenience. Externally to the front is a driveway that provides off-road parking for multiple vehicles, along with access to the garage. The front garden area is adorned with a variety of plants and shrubs, enhancing the curb appeal of the home. Stepping into the rear garden, you'll discover an enclosed oasis, complete with a lawn and a delightful patio seating area for enjoying the outdoors.

MUST BE VIEWED





- Detached House
- Four Good-Sized Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen/Diner
- Ground Floor W/C
- En-Suite & Family Bathroom
- Driveway & Garage
- Beautifully Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

15'1" x 5'0" (4.60 x 1.53)

The entrance hall has tiled flooring, carpeted stairs, a radiator and a single composite door providing access into the accommodation

Living Room

17'0" x 10'2" (5.20 x 3.10)

The living room has wood-effect flooring, a feature fireplace, a TV point, a radiator and a UPVC double glazed window to the front elevation.

Kitchen/Diner

18'6" x 13'2" (5.65 x 4.02)

The kitchen/diner has a range of fitted base and wall units with black sparkle Quartz worktops, a sink and a half with a drainer and a swan neck mixer tap, an integrated oven, an integrated electric hob, an extractor hood, an integrated fridge/freezer, an integrated dishwasher, an integrated washing machine, a radiator, plinth lighting, tiled flooring, a UPVC double glazed window to the rear elevation and UPVC double French doors providing access to the rear garden.

W/C

7'4" x 3'6" (2.25 x 1.07)

This space has a low-level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, tiled splashback, a radiator, tiled flooring and a UPVC double glazed window to the front elevation

FIRST FLOOR

Landing

12'10" x 9'0" (3.92 x 2.76)

The landing has carpeted flooring, an in-built storage cupboard, a radiator and provides access to the loft and first floor accommodation

Master Bedroom

18'2" x 9'10" max (5.55 x 3.02 max)

The master bedroom has carpeted flooring, an in-built sliding door wardrobe, access to the en-suite, a radiator and a UPVC double glazed window to the front elevation.

En-Suite

6'6" x 4'9" (2.00 x 1.47)

The en-suite has a low-level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, a fitted shower enclosure with a hand-held shower fixture, a glass shower screen, tiled splashback, a radiator, an extractor fan and tiled flooring.

Bedroom Two

14'8" x 9'1" (4.49 x 2.78)

The second bedroom has carpeted flooring, two radiators, a loft hatch and two UPVC double glazed windows to the front and rear elevations

Bedroom Three

11'1" x 9'6" (3.40 x 2.90)

The third bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the rear elevation.

Bedroom Four

8'4" x 7'4" (2.55 x 2.26)

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

Bathroom

7'1" x 7'0" (2.17 x 2.15)

The bathroom has a low-level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, a panelled bath with a hand-held shower fixture, a glass shower screen, tiled splashback, a radiator, an extractor fan and a UPVC double glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property has a driveway providing off-road parking for multiple cars, access to the garage, decorative stones, plants and shrubs, gated access to the rear garden and courtesy lighting.

Rear

To the rear of the property is an enclosed garden with a lawn, a stone paved seating area, courtesy lighting, an outdoor tap and panelled fencing.

Garage

17'1" x 9'1" (5.22 x 2.78)

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps - highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 3G, 4G & 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

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band E

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.

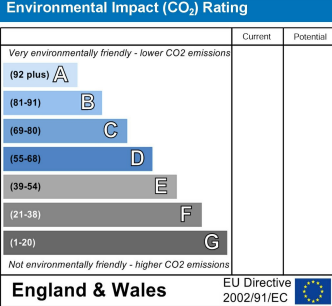
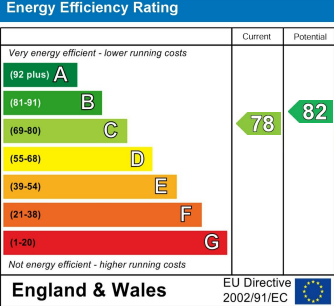
The vendor has advised the following:

Property Tenure is Freehold

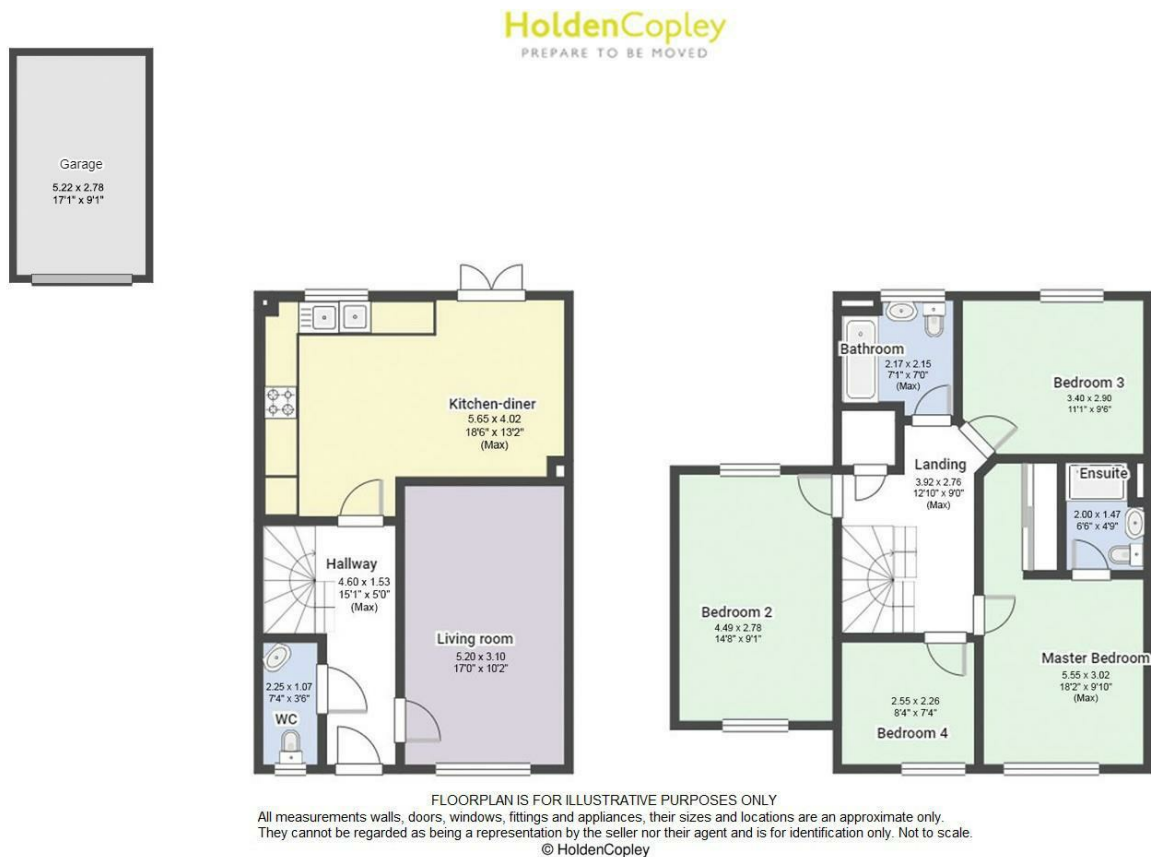
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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.

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