

HoldenCopley

PREPARE TO BE MOVED

Kirkley Gardens, Arnold, Nottinghamshire NG5 7GF

Offers Over £295,000

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GUIDE PRICE £300,000 - £325,000

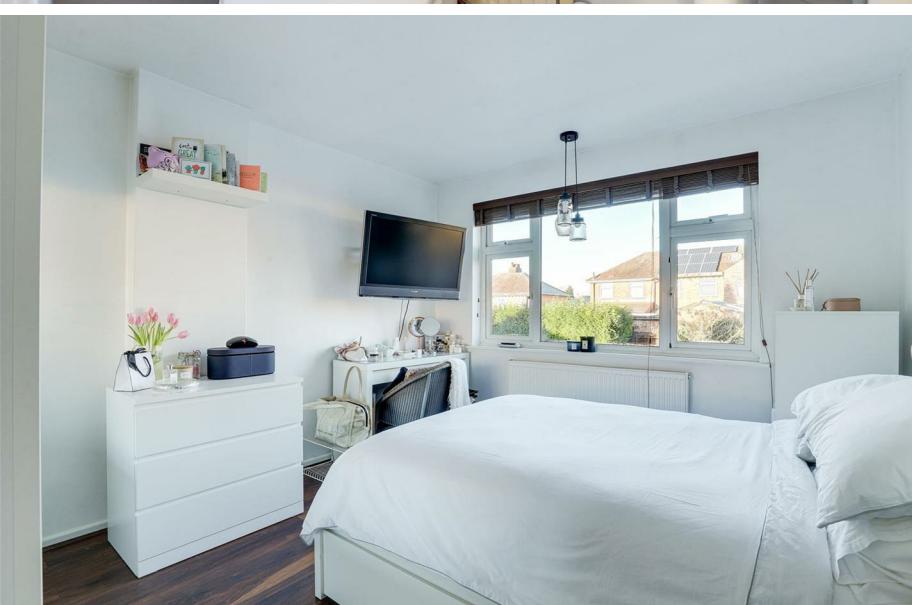
NO CHAIN

SPACIOUS DETACHED HOME...

Welcome to this splendid three-bedroom detached home, boasting generously proportioned living spaces that define the epitome of comfortable family living. The ground floor welcomes you with an inviting entrance hall giving access to the W/C and leading to a bay-fronted dining room seamlessly open plan to the living room, creating an ideal space for entertaining. The fitted kitchen ensures culinary delights, complemented by a convenient pantry. Ascend to the first floor to discover three bedrooms, each offering a retreat of tranquillity. A two-piece bathroom suite and a separate W/C add practicality to this abode. Outside, the property is adorned with a driveway, carport and garage, ensuring ample off-road parking. The private enclosed garden is a haven for relaxation, featuring a versatile summer house with electricity and lighting, making it the perfect retreat for various activities. Located in Arnold, this home benefits from a highly sought-after residential area, known for its tranquillity and close-knit community. The neighbourhood offers a range of amenities, including shops, schools, parks and recreational facilities, ensuring all your daily needs are within easy reach. Commuting to nearby areas is also convenient, thanks to excellent transport links and easy access to major roadways. This home harmoniously combines practicality with luxurious living, creating an inviting sanctuary for the discerning homeowner.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Two Spacious Reception Rooms
- Fitted Kitchen
- Ground Floor W/C
- Two-Piece Bathroom Suite & A Separate W/C
- Private Enclosed Garden With A Summer House
- Driveway, Car Port & Garage
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

8'0" x 13'5" (2.44m x 4.09m)

The entrance hall has laminate flooring, carpeted stairs, a radiator, a UPVC double glazed obscure window to the side elevation and a single UPVC door providing access into the accommodation

Dining Room

13'10" x 10'11" (4.23m x 3.33m)

The dining room has laminate flooring, an open feature fireplace with a decorative surround, a radiator, coving to the ceiling, a UPVC double glazed bay window to the front elevation and is open plan to the living room

Living Room

18'0" x 10'11" (5.49m x 3.34m)

The living room has carpeted flooring, a feature gas fire with a decorative surround, a TV point, a radiator, wall-mounted light fixtures, coving to the ceiling and a UPVC glass elite and slide door providing access to the rear garden

Kitchen

13'4" x 7'10" (4.08m x 2.40m)

The kitchen has a range of fitted base and wall units with worktops, a sink and a half with a drainer and a swan neck mixer tap, an integrated double oven, an integrated gas hob, space and plumbing for a washing machine, space and plumbing for a dishwasher, an integrated pull out fridge and an undercounter freezer, a convenient pantry, tiled splashback, amtico flooring, spotlights, two UPVC double glazed windows to the side and rear elevations and a single UPVC stable style door providing access to the rear garden

Pantry

2'11" x 5'4" (0.89m x 1.64m)

The pantry has an obscure window to the side elevation, amtico flooring and provides ample storage space

W/C

2'7" x 4'4" (0.81m x 1.33m)

This space has a low-level flush W/C, a wall-mounted wash basin, tiled splashback, a radiator and a UPVC double glazed obscure window to the front elevation

FIRST FLOOR

Landing

7'11" x 9'10" (2.42m x 3.00m)

The landing has carpeted flooring, a UPVC double glazed obscure window to the side elevation and provides access to the partially boarded loft and first floor accommodation

Bedroom One

13'10" x 10'10" (4.23m x 3.32m)

The main bedroom has carpeted flooring, a range of fitted wardrobes, drawer units and a storage cupboard, a vertical radiator and a UPVC double glazed bay window to the front elevation

Bedroom Two

12'5" x 10'11" (3.79m x 3.34m)

The second bedroom has laminate flooring, a radiator and a UPVC double glazed window to the front elevation

Bedroom Three

7'11" x 8'0" (2.43m x 2.46m)

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

Bathroom

5'9" x 7'10" (1.77m x 2.41m)

The bathroom has a pedestal wash basin, a panelled bath with an electric shower fixture, a shower screen, an in-built storage cupboard, a heated radiator towel rail, tiled walls and a UPVC double glazed obscure window to the rear elevation

W/C

5'1" x 2'8" (1.56m x 0.83m)

This space has a low-level flush W/C, tiled walls and a UPVC double glazed obscure window to the side elevation

OUTSIDE

Front

To the front of the property is a large driveway with access to the car port and garage providing ample off-road parking for five cars, courtesy lighting and a range of plants and shrubs

Garage

8'3" x 24'11" (2.53m x 7.62m)

The garage has lighting, multiple power points, a single door to the side elevation and an electric roller shutter door providing access

Rear

To the rear of the property is a private enclosed garden with a stone paved patio area, a lawn, a further stone paved patio area, a range of plants and shrubs, a pear tree, a thornless blackberry tree, a summer house, a shed and brick boundaries

Summer House

9'10" x 9'10" (3m x 3m)

The summer house has lighting, electricity and double doors providing access

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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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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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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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0115 8969 800
26 High Street, Arnold, Nottinghamshire, NG5 7DZ
info@holdencopley.co.uk
www.holdencopley.co.uk

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