

HoldenCopley

PREPARE TO BE MOVED

Saxton Court, Arnold, Nottingham NG5 7ND

Guide Price £220,000

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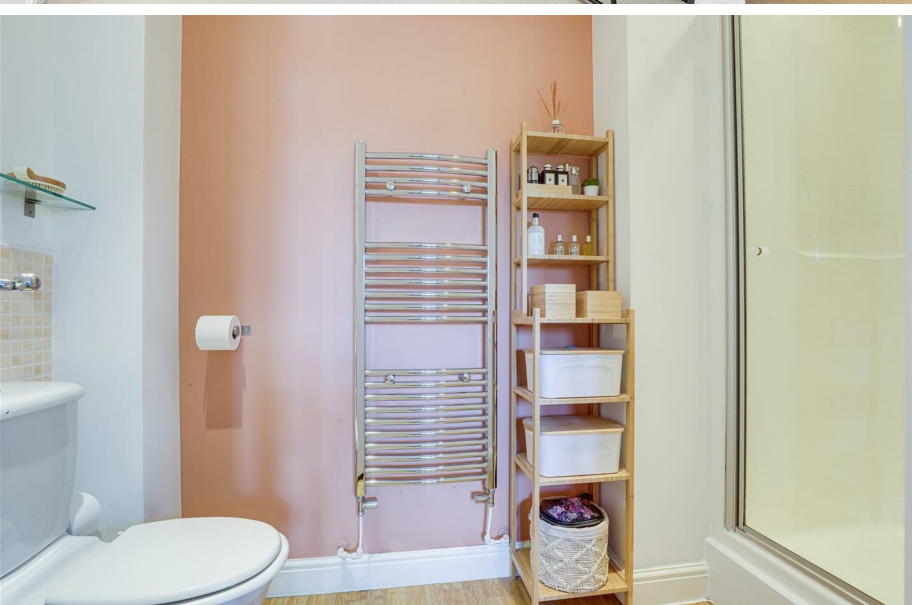
GUIDE PRICE £220,000 - £240,000

SPACIOUS FAMILY HOME...

Welcome to this well-presented three-storey terraced house, located in a sought-after area with excellent commuting links, nearby schools, and a wealth of local amenities. This property boasts three bedrooms and has been well maintained throughout, offering a comfortable and modern living experience. Upon entering the house, you'll be greeted by the ground floor, which includes a convenient W/C, a practical utility room, and a comfortable double bedroom. Moving up to the first floor, you'll discover a stylish and modern fitted kitchen and diner. The kitchen has been recently updated with some new fixtures. Adjacent to the kitchen, a spacious living room offers a comfortable area. Ascending to the second floor, you'll find two generously sized double bedrooms. The master bedroom stands out with its fitted wardrobes, providing ample storage space, and an en-suite bathroom for added convenience, a well-appointed bathroom with a three-piece suite serves the second bedroom and completes the upper level. As you approach the property, you'll notice the convenience of off-road parking and a garage. The rear garden is a true gem, offering a lawn and a decked seating area to create the perfect setting.

MUST BE VIEWED





- Three Storey Terraced House
- Three Bedrooms
- Modern Fitted Kitchen With A Separate Utility Room
- Spacious Reception Room
- En-suite
- Ground Floor W/C
- Off-Road Parking And Garage
- Well Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

20'11" x 6'6" (6.40 x 2.00)

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator, an in-built storage cupboard and a single composite door providing access into the accommodation.

W/C

5'9" x 3'2" (1.77 x 0.97)

This space has a low level dual flush W/C, a pedestal wash basin, a radiator, tiled splash back, a extractor fan and vinyl wood-effect flooring.

Utility Room

6'7" x 6'0" (2.02m x 1.85m)

The utility room has fitted base units with rolled-edge worktops, a stainless steel sink with a drainer and mixer tap, space and plumbing for a washing machine, partially tiled walls, a extractor fan, tiled flooring, a UPVC double-glazed window to the rear elevation and a single composite door providing access to the rear garden.

Bedroom Three

9'3" x 9'2" (2.82m x 2.80m)

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

FIRST FLOOR

Landing

14'2" x 6'4" (4.32 x 1.95)

The landing has carpeted flooring, a radiator, a UPVC double-glazed window to the front elevation and access to the first floor accommodation.

Kitchen - Diner

14'9" x 9'6" (4.51m x 2.90m)

The kitchen-diner has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and half with a drainer and a swan neck mixer tap, an integrated gas hob, an integrated oven that is two years old, an integrated extractor fan, an integrated dishwasher that is two years old, an integrated fridge freezer that is one year old, recessed spotlights, partially tiled walls, a radiator, tiled flooring and a UPVC double-glazed window to the front elevation.

Living Room

16'3" x 11'5" (4.96m x 3.50m)

The living room has natural wood flooring, a TV point, two radiator*s and two UPVC double-glazed windows to the rear elevation.

SECOND FLOOR

Landing

7'3" x 3'1" (2.22 x 0.95)

The landing has carpeted flooring, an in-built storage cupboard which houses a gas boiler that was installed two years ago and access to the second floor accommodation.

Master Bedroom

12'6" x 10'11" (3.82m x 3.34m)

The main bedroom has carpeted flooring, a radiator, two in-built wardrobes, access to the en-suite, a UPVC double-glazed window to the front elevation and a Velux window.

En-suite

9'1" x 4'9" (2.78m x 1.45m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a handheld shower fixture, a heated towel rail, recessed spotlights, a extractor fan, tiled splashback and vinyl wood-effect flooring.

Bedroom Two

10'7" x 9'3" (3.23m x 2.84m)

The second bedroom has carpeted flooring, a radiator, a UPVC double-glazed window to the rear elevation and access to the loft.

Bathroom

6'7" x 5'6" (2.03m x 1.69m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath, a wall-mounted electrical shaving point, a heated towel rail, partially tiled walls, a extractor fan, recessed spotlights, vinyl wood-effect flooring and a Velux window to the rear elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway with a garage, courtesy lighting and shrubs.

Rear

To the rear of the property is a private and enclosed garden with a lawn, a pebbled boarder, a patio pathway, a decked area, plants and shrubs, courtesy lighting and fence panelling.

DISCLAIMER

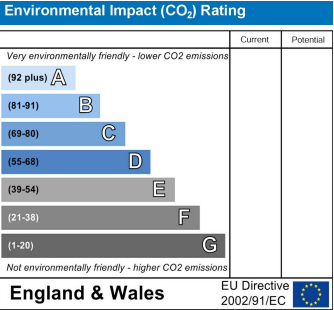
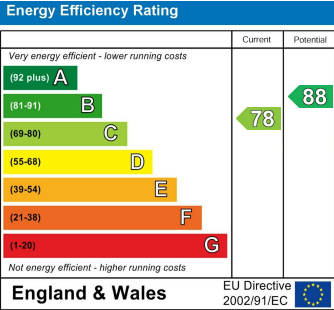
Council Tax Band Rating - Gedling Borough Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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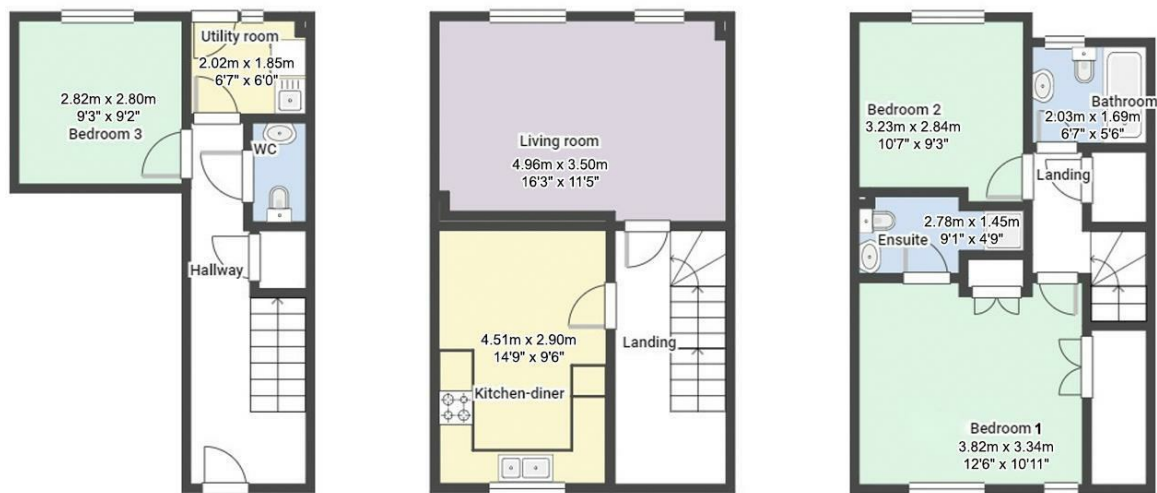
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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