

HoldenCopley

PREPARE TO BE MOVED

Larch Close, Arnold, Nottinghamshire NG5 8SB

Guide Price £365,000 - £375,000

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WELL-PRESENTED FAMILY HOME...

Nestled in a quiet and popular cul-de-sac, this spacious four-bedroom detached home offers an ideal setting for family living. Immaculately presented throughout, the property is positioned close to a wealth of local amenities, including reputable schools, convenient shops, and excellent transport links. Upon entering the property, you're greeted by a welcoming entrance hall that sets the tone for the rest of the home. The ground floor offers a separate dining room, ideal for family meals or entertaining guests, along with a spacious living room perfect for relaxing. The heart of the home is the modern kitchen, complete with integrated appliances, and space for a dining table and chairs. Completing the ground floor is a convenient W/C. Upstairs, the property offers three generously sized double bedrooms, all benefitting from in-built wardrobes and a comfortable single bedroom. The main bedroom also features its own private en-suite and the stylish family bathroom services the remaining bedrooms. Outside, the property benefits from a driveway providing off-road parking, a garage for additional storage, and a well-kept front garden. To the rear is a beautifully landscaped garden featuring a patio seating area, steps leading up to a lawn, and a variety of mature plants and shrubs offering privacy and charm.

MUST BE VIEWED!





- Detached House
- Four Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Ground Floor W/C
- En-Suite & Family Bathroom
- Driveway & Garage
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

15'2" x 5'10" (4.63 x 1.78)

The entrance hall has wooden flooring, carpeted stairs, a radiator, an in-built storage cupboard, a UPVC double-glazed obscure window to the front elevation and a single UPVC door providing access into the accommodation.

Dining Room

13'4" x 8'8" (4.08 x 2.65)

The dining room has carpeted flooring, a radiator, ceiling coving and a UPVC double-glazed bay window to the front elevation.

Living Room

14'4" x 14'2" (4.39 x 4.33)

The living room has wooden flooring, two radiators, ceiling coving and a UPVC double-glazed bay window to the rear elevation.

Kitchen

15'8" x 8'7" (4.78 x 2.63)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a drainer and swan neck mixer tap, an integrated double oven, a gas ring hob, extractor fan, fridge and freezer, space and plumbing for a washing machine and dishwasher, partially tiled walls, ceiling coving, recessed spotlights, vinyl flooring, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the rear garden.

W/C

4'9" x 3'1" (1.46 x 0.96)

This space has a low level dual flush W/C, a pedestal wash basin, a radiator, partially tiled walls, an extractor fan and tiled flooring.

FIRST FLOOR

Landing

9'6" x 4'10" (2.92 x 1.49)

The landing has carpeted flooring, a radiator, access to the first floor accommodation and access to the loft.

Master Bedroom

15'0" x 10'7" (4.59 x 3.24)

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

En-Suite

8'1" x 5'4" (2.72 x 1.65)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a double-ended bath with central taps and a shower fixture, a wall-mounted electric shaving point, a radiator, tiled walls, recessed spotlights, an extractor fan, tiled flooring and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

13'7" x 8'8" (4.16 x 2.65)

The second bedroom has carpeted flooring, a radiator, ceiling coving, an in-built wardrobe and a UPVC double-glazed window to the rear elevation.

Bedroom Three

9'10" x 7'11" (3.01 x 2.42)

The third bedroom has carpeted flooring, a radiator, ceiling coving, an in-built wardrobe and a UPVC double-glazed window to the rear elevation.

Bedroom Four

13'7" x 9'11" (4.16 x 3.03)

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

Shower Room

10'10" x 8'11" (3.31 x 2.73)

The shower room has a concealed low level dual flush W/C, a vanity storage unit with a wash basin, a walk-in shower with an overhead rainfall shower and a handheld shower head, a radiator, an in-built storage cupboard, tiled walls and flooring, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking for two vehicles, access to the garage, courtesy lighting, gated access to the rear garden, a range of shrubs and brick-wall boundaries.

Garage

17'6" x 8'4" (5.34 x 2.56)

Rear

To the rear of the property is an enclosed garden with a paved patio seating area, steps leading up to a lawn, a variety of plants and shrubs, a wooden shed, courtesy lighting and brick-wall and fence panelling boundaries.

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

Agents Disclaimer: HoldenCopley, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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 & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

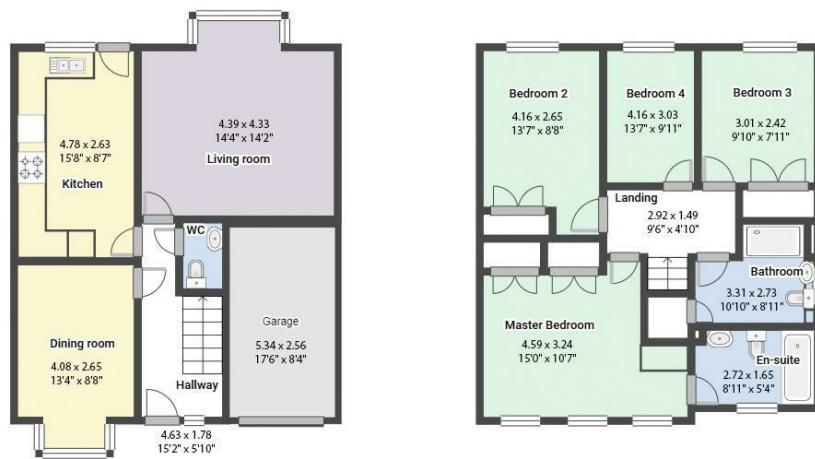
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC	84	69

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC	84	69



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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