

# HoldenCopley

PREPARE TO BE MOVED

Franklin Close, Arnold, Nottinghamshire NG5 8SG

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£325,000

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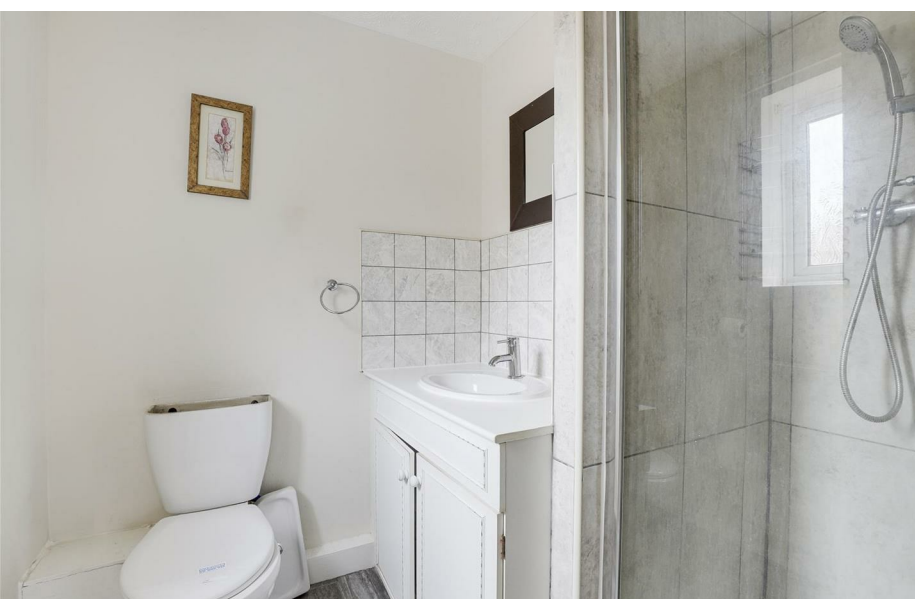
## NO UPWARD CHAIN...

This four-bedroom detached house offers spacious and versatile accommodation, making it an ideal family home. The property is offered to the market with no upward chain and is situated in a popular location close to a range of local amenities, including shops, schools, and excellent transport links. The ground floor comprises an entrance hall providing access to a bright and spacious bay-fronted living room, a separate dining room with patio doors leading out to the rear garden, a fitted kitchen perfect for everyday cooking, and a convenient ground floor W/C. Upstairs, there are two double bedrooms, both featuring fitted wardrobes and two comfortable single bedrooms. The main bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by the family bathroom. Outside, the property offers a driveway providing off-road parking and access to the garage. To the rear is an enclosed garden with a patio seating area and a well-maintained lawn, creating a lovely space for enjoying the outdoors.

MUST BE VIEWED!







- Detached House
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Ground Floor W/C
- En-Suite & Family Bathroom
- Driveway & Garage
- No Upward Chain
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

15'10" max x 5'4" (4.85m max x 1.64m)

The entrance hall has carpeted flooring and stairs, a radiator, ceiling coving, a dado rail, an under stairs cupboard, a UPVC double-glazed window to the side elevation and a single UPVC door providing access into the accommodation.

Living Room

16'7" into bay x 11'6" (5.06m into bay x 3.53m)

The living room has carpeted flooring, two radiators, ceiling coving, a dado rail, a feature fireplace, a UPVC double-glazed window to the side elevation and a UPVC double-glazed bay window to the front elevation.

Dining Room

9'11" x 9'2" (3.03m x 2.81m)

The dining room has carpeted flooring, a radiator, ceiling coving and sliding patio doors providing access to the rear garden.

Kitchen

11'9" x 10'0" (3.60m x 3.07m)

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

W/C

5'9" x 3'8" (1.77m x 1.13m)

This space has a low level dual flush W/C, a vanity storage unit with a wash basin, a radiator, a tiled splashback, vinyl flooring and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

10'2" x 5'8" (3.12m x 1.75m)

The landing has carpeted flooring, a dado rail, an in-built cupboard and provides access to the first floor accommodation.

Master Bedroom

12'3" max x 11'7" (3.75m max x 3.55m)

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

En-Suite

6'0" x 4'2" (1.84m x 1.29m)

The en-suite has a low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with an overhead rainfall shower and a handheld shower head, a radiator, partially tiled walls, vinyl flooring and a UPVC double-glazed obscure window to the side elevation.

Bedroom Two

11'5" max x 11'0" (3.48m max x 3.36m)

The second bedroom has carpeted flooring, a radiator, fitted wardrobes and two UPVC double-glazed windows to the side and rear elevations.

Bedroom Three

9'4" max x 8'3" (2.86m max x 2.54m)

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

Bedroom Four

8'7" max x 8'2" (2.64m max x 2.50m)

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

Bathroom

7'3" x 5'5" (2.21m x 1.67m)

The bathroom has a concealed low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with a shower fixture, a heated towel rail, vinyl flooring 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, access to the garage, gated access to the rear garden, a lawn, shrubs and trees.

Garage

The garage has courtesy lighting, power supply, a wall-mounted boiler and an up-and-over door.

Rear

To the rear is an enclosed garden with a paved patio area, a lawn, shrubs, fence panelling and brick wall boundaries.

DISCLAIMER

Council Tax Band Rating - Nottingham City 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 I: 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, CityFibre

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 1000Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

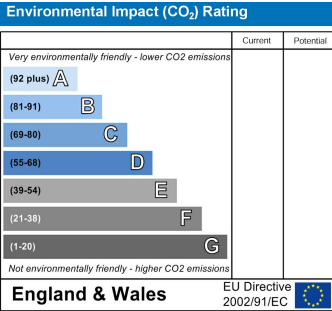
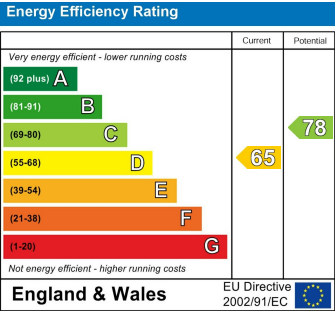
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property.

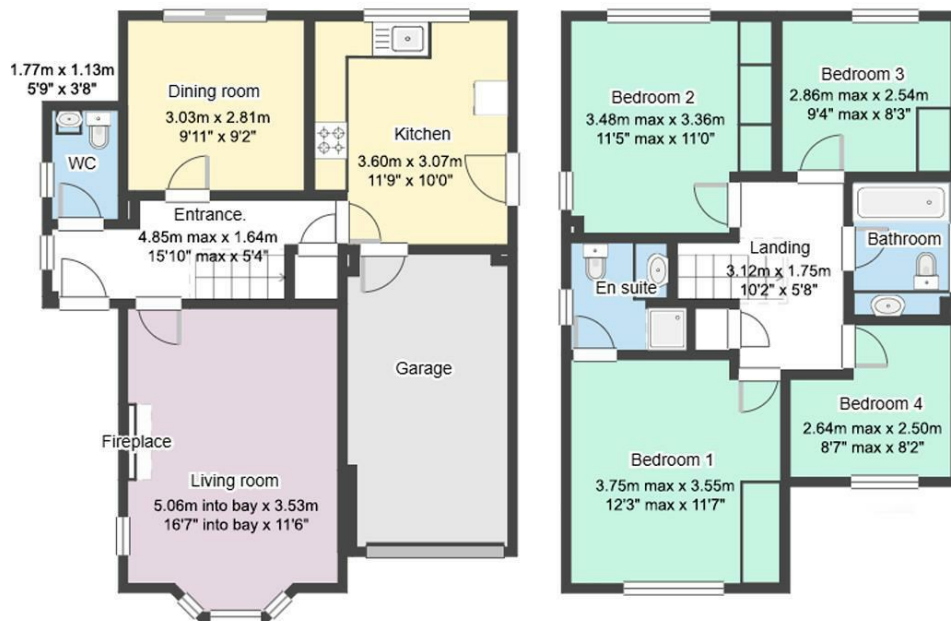
Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

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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