

HoldenCopley

PREPARE TO BE MOVED

Stewarton Close, Arnold, Nottinghamshire NG5 8DJ

Guide Price £280,000 - £290,000

Stewarton Close, Arnold, Nottinghamshire NG5 8DJ

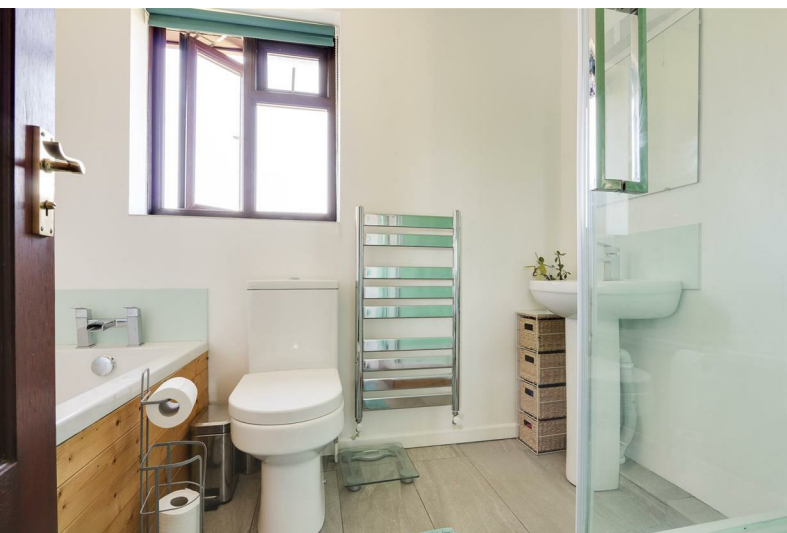


GUIDE PRICE: £280,000 - £290,000

NO UPWARD CHAIN...

Not only is this four bedroom detached house being sold to the market with no upward chain but it also has the winning combination of both indoor and outdoor space, making it the perfect home for any family buyer! Situated in a quiet cul-de-sac location within close proximity to various local amenities, schools and the stunning countryside. To the ground floor is an entrance hall with a W/C, a spacious living room, a dining room and a good sized kitchen. The first floor carries two double bedrooms with fitted wardrobes, two single bedrooms and a four piece bathroom suite. Outside to the front is a driveway with access to a brick built garage providing ample off road parking for multiple vehicles and to the rear is a generous sized landscaped garden.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Good Sized Kitchen
- Two Reception Rooms
- Storage Space
- Four Piece Bathroom Suite
- Off Road Parking & Garage
- Generous Sized Garden
- Quiet Cul-De-Sac Location
- No Upward Chain





GROUND FLOOR

Entrance Hall

The entrance hall has a radiator, carpeted flooring, frosted glass windows and provides access into the accommodation

W/C

This space has a low level flush WC, a pedestal wash basin, tiled flooring, tiled splash back, coat hooks and a double glazed window to the front elevation

Living Room

16'5" x 13'0" (5.01 x 3.97)
The living room has wood effect laminate flooring, two radiators, a TV point, a feature fireplace with a decorative surround and a sliding patio door leading out to the garden

Dining Room

9'5" x 9'6" (2.88 x 2.91)
The dining room has a double glazed window to the rear elevation, wood effect laminate flooring and a radiator

Kitchen

12'1" x 9'6" (3.70 x 2.91)
The kitchen has a range of wood effect base and wall units with rolled edge work surfaces, a stainless steel sink and a half with mixer taps and drainer, space for a cooker, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for an under counter fridge and freezer, tiled flooring, tiled splash back, a wall mounted boiler, a radiator, a double glazed window to the front elevation and a single door providing access to the side of the property

FIRST FLOOR

Landing

The landing has carpeted flooring, a cupboard, a loft hatch and provides access to the first floor accommodation

Master Bedroom

12'0" x 9'11" (3.67 x 3.04)
The main bedroom has a double glazed window to the front elevation, a radiator, carpeted flooring and a fitted sliding mirror door wardrobe

Bedroom Two

10'0" x 8'9" (3.07 x 2.69)
The second bedroom has a double glazed window to the front elevation, a radiator, carpeted flooring, a fitted sliding mirror door wardrobe and a TV point

Bathroom

The bathroom has a low level flush WC, a pedestal wash basin, a wood panelled bath, a separate shower enclosure, a chrome heated towel rail, tiled splash back, wood effect tiled flooring, a double glazed window to the rear elevation

Bedroom Three

9'7" x 6'5" (2.94 x 1.97)
The third bedroom has a double glazed window to the rear elevation, a radiator and carpeted flooring

Bedroom Four

9'0" x 7'10" (2.75 x 2.40)
The fourth bedroom has a double glazed window to the rear elevation, a radiator, carpeted flooring, a TV point and a built in storage cupboard

OUTSIDE

Front

To the front of the property is a lawned garden with a gravelled driveway and gated access to the garage towards the rear

Garage

20'2" x 9'1" (6.17 x 2.79)
This brick built garage has a pitched roof

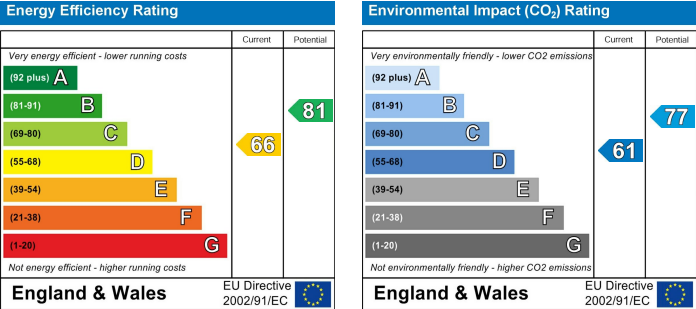
Rear

To the rear of the property is a private enclosed garden with paved patio areas, a lawn, a range of plants and shrubs and fence panelling

DISCLAIMER

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.



Stewarton Close, Arnold, Nottinghamshire NG5 8DJ



0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

sales@holdencopley.co.uk

www.holdencopley.co.uk

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.