

HoldenCopley

PREPARE TO BE MOVED

Mill Lane, Arnold, Nottinghamshire NG5 7AU

Guide Price £280,000 - £325,000

Mill Lane, Arnold, Nottinghamshire NG5 7AU



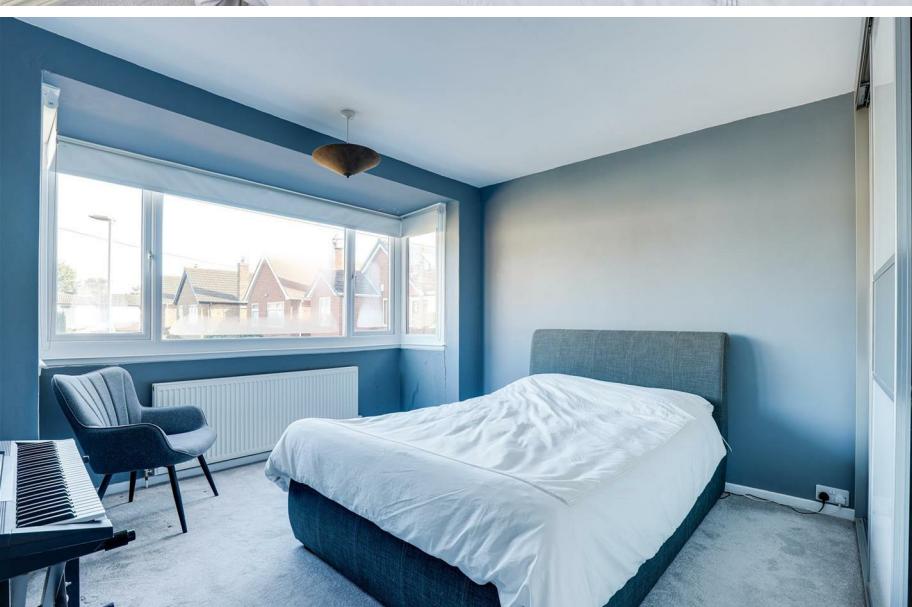
GUIDE PRICE £280,000 - £300,000

NO UPWARD CHAIN...

This spacious and modern three-bedroom detached house offers an ideal family home and is being sold with no upward chain. The property is perfectly positioned close to a wide range of amenities, including shops, popular eateries, excellent schools, and convenient transport links to Nottingham City Centre, as well as all that Arnold has to offer. To the ground floor, you are welcomed by an entrance hall that leads into a bright living room, open-plan to the dining area, creating a light-filled and spacious setting for family life. Off the dining room, there is a conservatory providing an additional versatile living space. The modern fitted kitchen is well-equipped for your culinary needs and is complemented by a useful utility room offering ample storage and a convenient ground-floor W/C. The first floor hosts two double bedrooms, a comfortable single bedroom, and a stylish family bathroom. Outside, the front of the property benefits from a driveway providing off-road parking, while to the rear is an enclosed garden featuring a patio seating area and a variety of plants and shrubs, perfect for relaxing or entertaining.

MUST BE VIEWED!





- Detached House
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Conservatory
- Utility Room & Ground Floor

W/C

- Stylish Bathroom
- Driveway
- No Upward Chain
- Popular Location





GROUND FLOOR

Entrance Hall

16'10" x 7'11" (5.13m x 2.41m)

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

Living Room

13'8" x 10'11" (4.17m x 3.33m)

The living room has carpeted flooring, a radiator, fitted bookshelves, open access to the dining room and a UPVC double-glazed bay window to the front elevation.

Dining Room

10'7" x 12'4" (3.23m x 3.76m)

The dining room has carpeted flooring, a radiator and a sliding patio door providing access into the conservatory.

Conservatory

7'10" x 10'11" (2.39m x 3.33m)

The conservatory has laminate wood-effect flooring, UPVC double-glazed windows surround and double French doors opening out to the rear garden.

Kitchen

7'6" x 11'1" (2.29m x 3.38m)

The kitchen has a range of fitted base and wall units with worktops, an undermount stainless steel sink with draining grooves and a swan neck mixer tap, an integrated oven, microwave, hob & extractor fan, recessed spotlights, laminate wood-effect flooring and a UPVC double-glazed window to the rear elevation.

Utility Room

7'8" x 14'3" (2.34m x 4.34m)

The utility room has a range of fitted base and wall units with worktops, space and plumbing for a washing machine, recessed spotlights, laminate wood-effect flooring, a Velux window, two UPVC double-glazed obscure windows to the front and rear elevations and two single doors providing access to the front and rear gardens.

W/C

5'8" x 2'11" (1.73m x 0.89m)

This space has a low level dual flush W/C, a wash basin, a heated towel rail and laminate wood-effect flooring.

FIRST FLOOR

Landing

3'6" x 6'7" (1.07m x 2.01m)

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

Master Bedroom

11'0" x 12'6" (3.35m x 3.81m)

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

Bedroom Two

14'0" x 11'1" (4.27m x 3.38m)

The second bedroom has carpeted flooring, a radiator, fitted sliding door wardrobes and a UPVC double-glazed bay window to the front elevation.

Bedroom Three

8'0" x 7'11" (2.44m x 2.41m)

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

Bathroom

7'8" x 8'9" (2.34m x 2.67m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a walk-in shower with a shower fixture and shower niche, a heated towel rail, tiled flooring and walls, recessed spotlights and two UPVC double-glazed windows to the side and rear elevations.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking, a range of plants and gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden with a paved patio area, a range of plants and shrubs, a wooden shed and fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

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 Defences – 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

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.

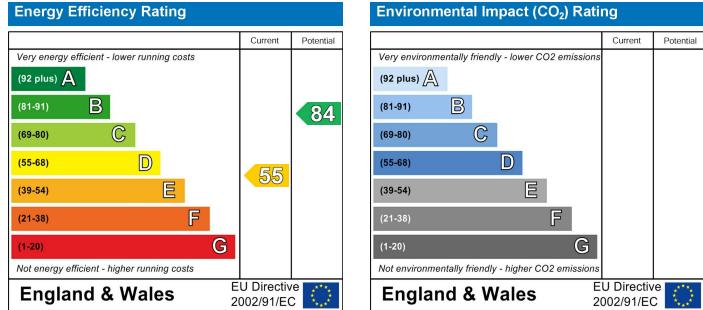
The vendor has advised the following:

Property Tenure is Freehold

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.





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.
© HoldenCopley

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

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.