

HoldenCopley

PREPARE TO BE MOVED

Larch Close, Arnold, Nottinghamshire NG5 8SB

Guide Price £395,000 - £405,000

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WELL-PRESENTED THROUGHTOUT...

Situated in a quiet and highly sought-after cul-de-sac, this spacious four-bedroom detached home provides an excellent environment for family living. Thoughtfully maintained and presented throughout, the property is conveniently located close to a variety of local amenities, including well-regarded schools, shops, and excellent transport links. Upon entering, a welcoming entrance hall sets the tone for the home, leading into a hallway that provides access to a ground-floor W/C and the garage. The living room, accessed from the hallway, flows seamlessly into the dining area, which benefits from French doors opening directly onto the rear garden, creating a light and airy space perfect for family gatherings and entertaining. The fitted kitchen is also accessible from the hallway, offering a practical and stylish space for cooking and daily life. On the first floor, there are four generously proportioned bedrooms, three of which feature fitted wardrobes. The main bedroom enjoys the added luxury of an en-suite bathroom, while a separate three-piece family bathroom serves the remaining bedrooms. Externally, the property is equally impressive. To the front, a driveway provides access to the garage, accompanied by a well-kept lawn and security lighting. The rear garden is fully enclosed, offering a blend of seating and greenery. A raised patio area leads down via a few steps to a further patio, ideal for outdoor dining or relaxing. The garden features a well-maintained lawn bordered by a mix of plants, shrubs, and bushes, providing both colour and privacy. Beyond this, an additional patio area offers space for entertaining, alongside a greenhouse for gardening enthusiasts. Boundaries are securely defined by a combination of brick walls and fence panels, ensuring a safe and private outdoor environment.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite & Ground Floor W/C
- En-Suite To The Master Bedroom
- Garage & Driveway
- Cul-De-Sac Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'3" x 2'2" (1.32m x 0.68m)

The entrance hall has wood-effect flooring, and a UPVC door providing access into the accommodation.

Hallway

19'11" max x 5'10" (6.09m max x 1.78m)

The hallway has wood-effect flooring, carpeted stairs, two radiators, and access into the garage.

W/C

6'11" x 3'3" (2.11m x 1.01m)

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a chrome heated towel rail, partially tiled walls, and wood-effect flooring.

Garage

17'8" x 8'5" (5.41m x 2.58m)

The garage has ample storage, lighting, electrics, a wall-mounted boiler, an electric up-and-over door opening to the driveway.

Living Room

18'3" max x 11'6" (5.58m max x 3.53m)

The living room has a UPVC double glazed window to the front elevation, two radiators, a feature fireplace, a TV point, carpeted flooring, and open access into the dining room.

Dining Room

12'7" max x 10'10" (3.86m max x 3.31m)

The dining room has wood-effect flooring, coving to the ceiling, a radiator, and French doors opening to the rear garden.

Kitchen

15'4" max x 12'10" (4.68m max x 3.92m)

The kitchen has a range of fitted base and wall units with worktops, an under-mounted sink with a swan neck mixer tap and integrated drainer grooves, a range cooker and an extractor fan, space for a fridge freezer, a radiator, recessed spotlights, wood-effect flooring, two UPVC double glazed window to the rear elevation, and a UPVC door opening to the rear garden.

FIRST FLOOR

Landing

9'5" max x 6'10" (2.88m max x 2.09m)

The landing has a UPVC double glazed window to the side elevation, carpeted flooring, a radiator, an in-built cupboard, access into the boarded loft with lighting via a pull-down ladder, and access to the first floor accommodation.

Bedroom One

15'5" x 10'8" (4.70m x 3.27m)

The first bedroom had three UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, two double fitted wardrobes, carpeted flooring, and access into the en-suite.

En-Suite

8'5" x 5'6" (2.58m x 1.70m)

The en-suite has a UPVC double glazed obscure window to the front elevation, a concealed dual flush W/C, a counter-top wash basin, a double shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, recessed spotlights, partially tiled walls, and vinyl flooring.

Bedroom Two

12'9" max x 10'3" (3.90m max x 3.14m)

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

Bedroom Three

9'10" max x 8'8" (3.01m max x 2.65m)

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

Bedroom Four

9'10" x 7'0" (3.02m x 2.15m)

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

Bathroom

8'7" x 5'0" (2.62m x 1.53m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a vanity-style wash basin, a panelled bath with a wall-mounted electric shower fixture and shower screen, an extractor fan, a chrome heated towel rail, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is security lighting, a lawn, a driveway giving access to the garage, and access to the rear garden.

Rear

To the rear of the property, there is a fully enclosed garden offering a blend of seating and greenery. A raised patio leads down via a few steps to an additional patio area, providing space for outdoor dining or relaxation. The garden also features a well-maintained lawn, bordered by a variety of plants, shrubs, and bushes, creating a vibrant and private outdoor space. Beyond this, there is a further patio seating area, perfect for entertaining, along with a greenhouse for gardening enthusiasts. The boundaries are defined by a combination of a brick wall and fence panels, ensuring both privacy and security.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 1000Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

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

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

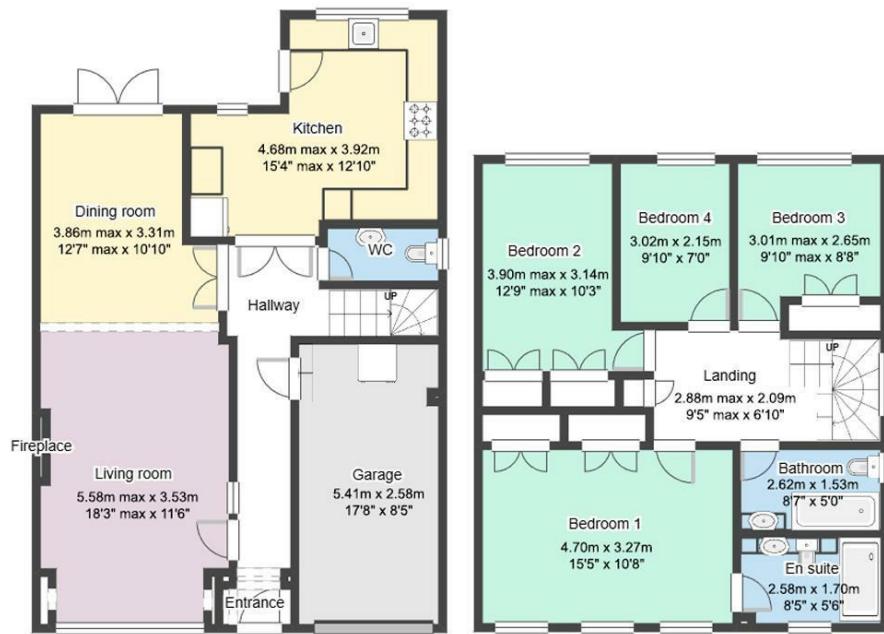
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Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property 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.

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

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This floorplan is for illustrative purposes only.

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