

HoldenCopley

PREPARE TO BE MOVED

Catriona Crescent, Arnold, Nottinghamshire NG5 8EN

Guide Price £230,000 - £240,000

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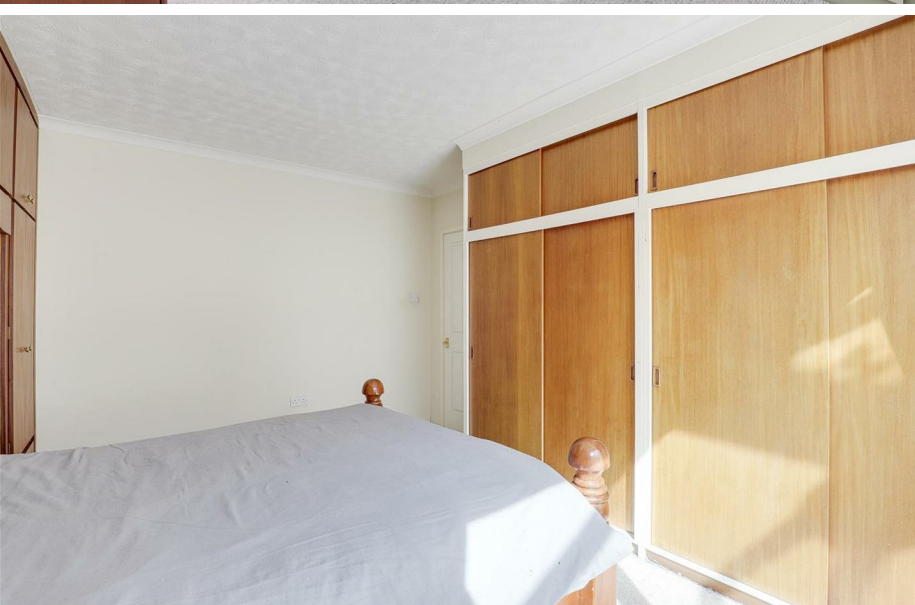
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NO UPWARD CHAIN...

This two-bedroom detached bungalow offers deceptively spacious accommodation, combining modern updates with a well-maintained interior. The property also benefits from owned solar panels, providing energy efficiency and long-term savings. Situated in a popular location, it enjoys close proximity to a range of local amenities, excellent transport links, and access to reputable school catchments. The layout includes a porch and entrance hall leading to a generous living room, ideal for relaxing or entertaining. The modern fitted kitchen flows seamlessly into the dining room, where an exposed brick wall adds character and warmth. Both double bedrooms feature fitted wardrobes, with the master benefitting from sliding patio doors into a bright sunroom—complete with a glass roof and double French doors opening onto the garden. A three-piece bathroom suite and loft access complete the interior. Outside, the property boasts a block-paved driveway leading through a lean-to to a detached garage. The rear garden is a private, tiered retreat featuring a patio, lawn, pond, and a garden shed—perfect for outdoor enjoyment in a peaceful setting.

MUST BE VIEWED





- Detached Bungalow
- Two Double Bedrooms
- Spacious Reception Room
- Well Appointed Modern Fitted Kitchen
- Sunroom With Glass Roof
- Three Piece Bathroom Suite
- Driveway & Detached Garage
- Private Tiered Rear Garden
- Owned Solar Panels
- No Upward Chain





ACCOMMODATION

Porch

2'11" x 2'9" (0.90m x 0.86m)

The porch has a recessed spotlight and a single UPVC door providing access into the accommodation.

Entrance Hall

10'10" x 7'1" (3.32m x 2.17m)

The entrance hall has laminate flooring, a radiator, coving and access into the loft via a drop-down ladder.

Living Room

16'11" x 11'11" (5.16m x 3.64m)

The living room has a UPVC double-glazed window to the front elevation, laminate flooring, a radiator, a feature fireplace, a TV point, wall-mounted light fixtures and coving.

Sunroom

11'0" x 10'5" (3.36m x 3.18m)

The sunroom has UPVC double-glazed windows to the side and rear elevations, tiled flooring, a radiator, a glass roof and UPVC double French doors providing access out to the garden.

Kitchen

8'9" x 8'1" (2.67m x 2.48m)

The kitchen has a range of gloss handleless fitted base and wall units with wooden worktops, an integrated oven and microwave, a four ring gas hob with an extractor hood, a stainless steel sink with a drainer and a swan neck mixer tap, laminate flooring, partially tiled walls, open access into the dining room, a UPVC double-glazed window to the rear elevation and a single UPVC door providing side access.

Dining Room

12'0" x 9'6" (3.66m x 2.91m)

The dining room has a UPVC double-glazed window to the side elevation, laminate flooring, a radiator, an exposed brick wall with recessed wall alcoves and space for a dining table.

Master Bedroom

13'6" x 11'10" (4.12m x 3.63m)

The main bedroom has carpeted flooring, fitted wardrobes, fitted over the head cupboards, wardrobes and drawers, wall-mounted light fixtures, coving and UPVC sliding patio doors into the sunroom.

Bedroom Two

9'10" x 9'6" (3.01m x 2.91m)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a fitted wardrobe with over the head cupboards and coving.

Bathroom

10'4" x 5'6" (3.16m x 1.68m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted bath with a mains-fed shower and a glass shower screen, lino flooring, a radiator, partially tiled walls and a UPVC double-glazed window to the side elevation.

OUTSIDE

Front

To the front is a block paved driveway and double wooden gates providing access to the lean-to and garage.

Rear

To the rear is a private tiered garden with a fence panelled boundary, a patio, a pond, a lawn, mature shrubs and trees, various plants and a shed.

Garage

17'8" x 8'11" (5.39m x 2.73m)

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – All 4G, most 5G & some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

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.

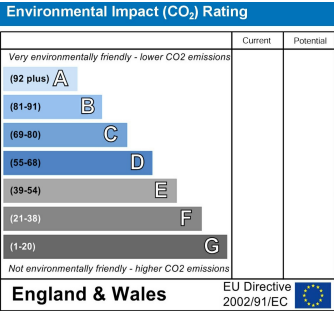
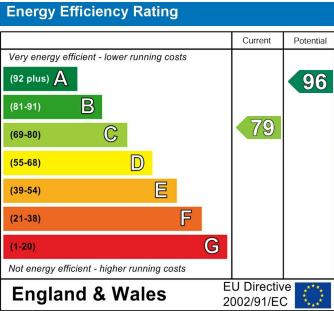
The vendor has advised the following:

Property Tenure is Freehold

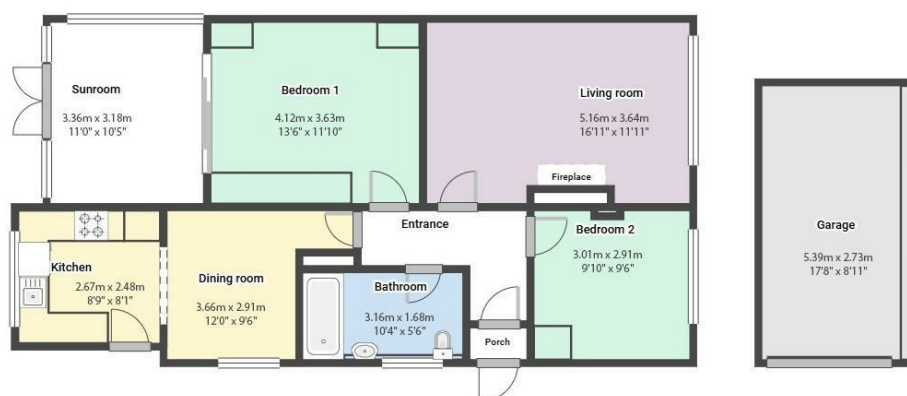
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

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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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