

HoldenCopley

PREPARE TO BE MOVED

Glanton Way, Nottingham, NG5 8SN

£400,000

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POPULAR LOCATION...

This impressive four-bedroom detached family home offers spacious and versatile living accommodation, designed with both comfort and practicality in mind. The ground floor features two generous reception rooms, perfect for entertaining guests or enjoying relaxed family living. The well-appointed kitchen is complemented by a separate utility room and a convenient downstairs WC, providing a practical and stylish hub for day-to-day life. Upstairs, the property comprises four well-proportioned bedrooms, including a master bedroom with a private en-suite, alongside a family bathroom. The home is further enhanced by a driveway and garage, providing ample off-street parking, and a private rear garden offering a peaceful outdoor space. Situated in a highly desirable location, the property benefits from close proximity to Hobbucks Nature Reserve and Calverton Road Nature Reserve, ideal for outdoor recreation. There is also easy access to the amenities of Arnold town centre, including shopping, schooling, healthcare facilities, and both public and private transport links, including connections to local hospital networks. This property presents an excellent opportunity to secure a spacious family home in a sought-after area.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen & Utility Room
- Three-Piece Bathroom Suite & Ground Floor W/C
- En-Suite To The Master Bedroom
- Garage & Driveway
- Enclosed Rear Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

17'5" x 5'10" (5.32 x 1.80)

The entrance hall has carpeted flooring, an under-stairs cupboard, a radiator, coving to the ceiling, and a composite door providing access into the accommodation.

WC

7'5" x 2'6" (2.27 x 0.78)

This space has a low level flush W/C, a vanity-style wash basin, an extractor fan, a wall-mounted alarm key pad, partially tiled walls, and carpeted flooring.

Living Room

15'10" x 11'4" (4.84 x 3.47)

The living room has a UPVC double glazed wooden framed window to the front elevation, a radiator, a TV point, a feature fireplace, coving to the ceiling, and carpeted flooring.

Dining Room

11'5" x 8'10" (3.48 x 2.70)

The dining room has carpeted flooring, a radiator, coving to the ceiling, and double French doors opening to the rear garden.

Kitchen

14'8" x 7'9" (4.48 x 2.38)

The kitchen has a range of fitted base and wall units with worktops, a sink and half with a mixer tap and drainer, an integrated oven, gas ring hob and extractor hood, space for an under counter fridge and freezer, space for a dining table, tiled splashback, tiled flooring, a wooden framed UPVC double glazed window to the rear elevation, a door opening to the side elevation, and access into the utility room.

Utility Room

6'10" x 6'0" (2.10 x 1.83)

The utility room has a fitted base unit and full height cupboard with worktops, a sink with a mixer tap and drainer, space and plumbing for a washing machine, tiled splashback, tiled flooring, and a wooden framed UPVC double glazed window to the side elevation.

FIRST FLOOR

Landing

9'10" x 6'0" (3.02 x 1.83)

The landing has carpeted flooring, access into the loft, and access to the first floor accommodation.

Master Bedroom

16'3" x 11'4" (4.97 x 3.47)

The main bedroom has a wooden framed UPVC double glazed window to the front elevation, two in-built cupboards, a radiator, coving to the ceiling, carpeted flooring, and access into the en-suite.

En-Suite

7'8" x 4'4" (2.36 x 1.34)

The en-suite has a wooden framed UPVC double glazed window to the side elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, partially tiled walls and carpeted flooring.

Bedroom Two

12'11" x 11'6" (3.96 x 3.51)

The second bedroom has a wooden framed UPVC double glazed window to the front elevation, a radiator, an in-built cupboard, coving to the ceiling, and carpeted flooring.

Bedroom Three

11'10" x 11'5" (3.63 x 3.48)

The third bedroom has a wooden framed UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, and carpeted flooring.

Bedroom Four

8'11" x 7'9" (2.72 x 2.38)

The third bedroom has a wooden framed UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, and carpeted flooring.

Bathroom

6'6" x 5'4" (1.99 x 1.64)

The bathroom has a wooden framed UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower and shower screen, a chrome heated towel rail, recessed spotlights, partially tiled walls, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is courtesy lighting, a blocked driveway leading to the garage with lawns to the sides, and gated access to the rear garden.

Garage

17'4" x 8'2" (5.29 x 2.51)

The garage has ample storage, and an up-and-over door opening to the driveway.

Rear

To the rear of the property, there is a fully enclosed garden featuring a paved patio area, ideal for outdoor seating or dining. Beyond the patio lies a well-maintained lawn, bordered by thoughtfully planted areas containing a variety of shrubs, bushes, and seasonal plants. The garden is enclosed by sturdy panelled fencing, providing both privacy and a defined boundary.

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 220Mbps

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 E

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.

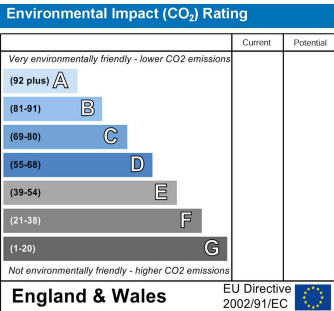
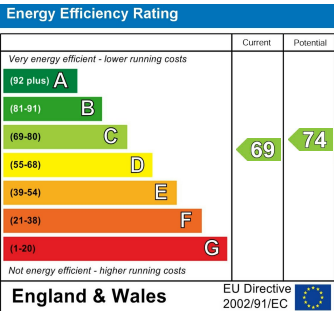
The vendor has advised the following:

Property Tenure is Freehold

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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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