

HoldenCopley

PREPARE TO BE MOVED

Avonbridge Close, Arnold, Nottinghamshire NG5 8DE

Guide Price £400,000 - £425,000

Avonbridge Close, Arnold, Nottinghamshire NG5 8DE

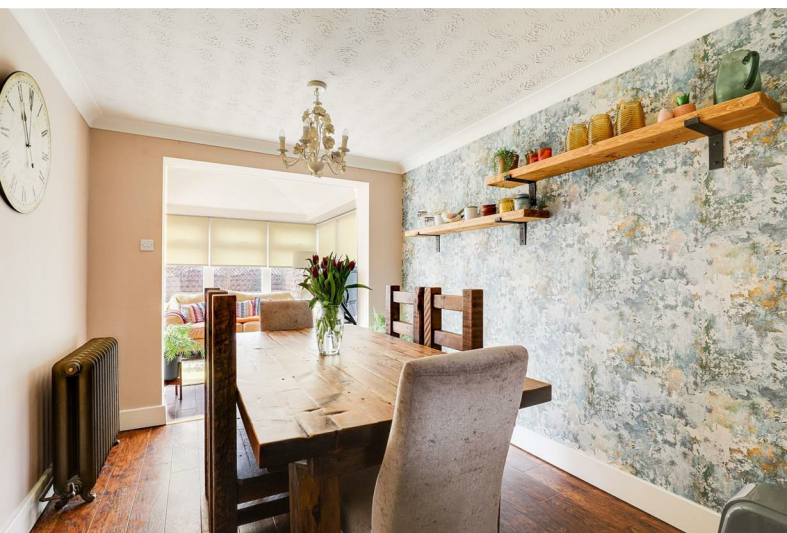


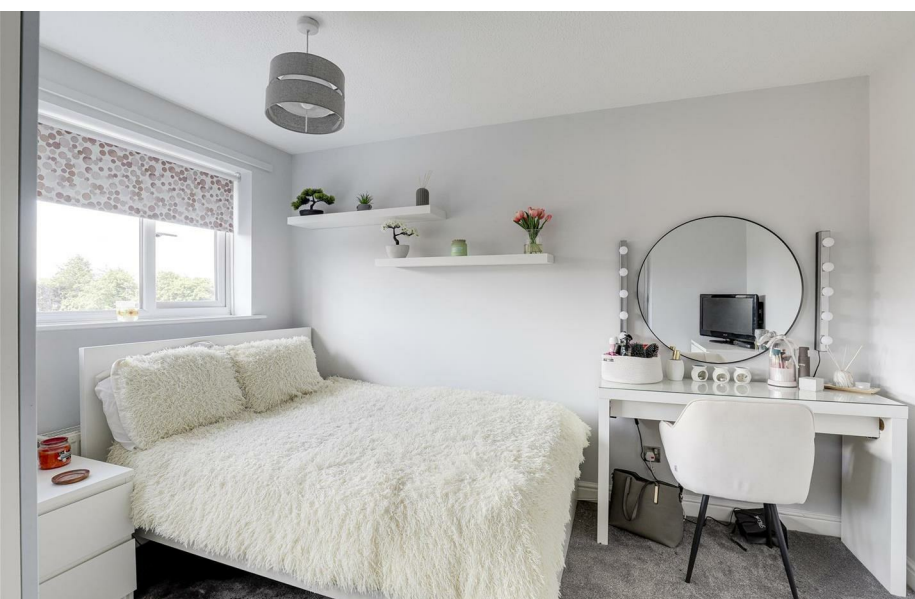
GUIDE PRICE £400,000 - £425,000

BEAUTIFUL FAMILY HOME IN SOUGHT-AFTER LOCATION...

This four bedroom detached house is a credit to the current owners as the property is presented to an exceptionally high standard and offers impeccably appointed accommodation, which will no doubt be of huge appeal to families requiring spacious and versatile living accommodation. This property is situated in a quiet cul-de-sac within a sought-after location, just a stone's throw away from various amenities including the beautiful Gedling Country Park, excellent school catchments, local facilities and regular transport links along with easy access into the City Centre. Internally, the property comprises of an entrance hall, two reception rooms, a W/C, a conservatory and a stylish fitted kitchen with double French doors opening out to the rear garden. Upstairs on the first floor are three double bedrooms and a single bedroom serviced by ample storage space and two modern bathroom suites. Outside to the front of the property is a driveway providing off-road parking for multiple cars with access into the integral garage with an electric roller door and to the rear is a private south-facing garden with a bespoke built BBQ and outdoor dining area - perfect for entertaining guests in the summer!

MUST BE VIEWED





- Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Conservatory
- Stylish Fitted Kitchen
- Ground Floor W/C
- Two Bathrooms
- Integral Garage & Driveway
- South-Facing Garden With
Bespoke BBQ Area
- Sought-After Location





GROUND FLOOR

Entrance Hall

3*5" x 20*11" (1.04m x 6.38m)

The entrance hall has carpeted flooring, a dado rail, coving to the ceiling, a column radiator, an in-built cupboard and a composite door providing access into the accommodation

W/C

2*7" x 6*3" (0.81m x 1.93m)

This space has a low level dual flush W/C, a wash basin with fitted storage, floor to ceiling tiles, a radiator and a UPVC triple-glazed obscure window to the front elevation

Living Room

10*6" x 19*10" (3.22m x 6.07m)

The living room has a UPVC triple-glazed square bay window to the front elevation, coving to the ceiling, a radiator and a column radiator, a recessed fireplace with a coal-fire and a decorative wooden mantelpiece, a TV point and double doors opening into the dining room

Dining Room

8*6" x 10*11" (2.59m x 3.33m)

The dining room has coving to the ceiling, a column radiator and open plan to the conservatory

Conservatory

10*2" x 9*3" (3.12m x 2.82m)

The conservatory has recessed spotlights, a range of UPVC triple-glazed windows to the side and rear elevation and double French doors opening out to the rear garden

Kitchen

18*4" x 10*2" (5.60m x 3.10m)

The kitchen has a range of fitted base and wall units with Granite worktops, a Belfast style sink with a swan neck tap, space for a range cooker, an extractor fan, an integrated dishwasher, space for an American-style fridge freezer, a column radiator, tiled splashback, UPVC triple-glazed windows to the rear elevation and double French doors opening out to the rear garden

FIRST FLOOR

Landing

10*9" x 8*9" (3.29m x 2.68m)

The landing has carpeted flooring, a dado rail, an in-built cupboard, access to the loft and provides access to the first floor accommodation

Bedroom One

14*11" x 13*10" (4.57m x 4.24m)

The first bedroom has a UPVC triple-glazed window to the front and side elevation, carpeted flooring, a column radiator, an in-built cupboard, fitted floor to ceiling wardrobes and access into the en-suite

En-Suite

5*8" x 6*7" (1.74m x 2.02m)

The en-suite has a low level flush W/C, a wash basin with storage cupboard, a corner fitted shower enclosure with a mains-fed shower, a chrome heated towel rail, tiled flooring, fully tiled walls, an electrical shaving point, an extractor fan and a UPVC triple-glazed obscure window to the front elevation

Bedroom Two

13*10" x 8*11" (4.22m x 2.73m)

The second bedroom has a UPVC triple-glazed window to the front elevation, carpeted flooring and a column radiator

Bedroom Three

10*6" x 11*8" (3.22m x 3.56m)

The third bedroom has a UPVC triple-glazed window to the rear elevation, carpeted flooring and a radiator

Bedroom Four

8*11" x 8*11" (2.74m x 2.73m)

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

Bathroom

5*10" x 7*6" (1.78m x 2.29m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a mains-fed shower and a shower screen, fully tiled walls, a chrome heated towel rail and a UPVC triple-glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a lawned garden with a range of mature plants and shrubs, courtesy lighting, a tarmac driveway, access into the garage and gated access to the side and rear garden

Garage

9*1" x 18*0" (2.78m x 5.49m)

The garage has an electric roller door opening onto the driveway, a ceiling strip light and a single door providing side access

Rear

To the rear of the property is a private enclosed south-facing garden with a sandstone patio area, external lighting, an outdoor tap, a lawn, a range of plants and shrubs, a bespoke brick-built family BBQ area, fence panelling and gated access

DISCLAIMER

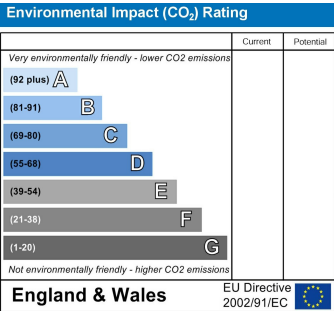
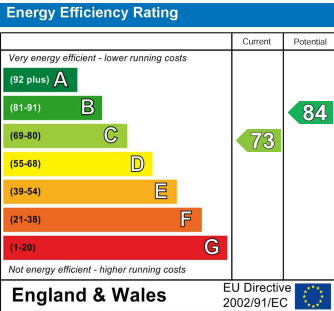
Council Tax Band Rating - Gedling Borough Council - Band E
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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.



Avonbridge Close, Arnold, Nottinghamshire NG5 8DE

HoldenCopley
DREAM TO BE MOVED



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 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.