

# HoldenCopley

PREPARE TO BE MOVED

Redhill Road, Arnold, Nottinghamshire NG5 8GZ

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Guide Price £325,000 - £335,000

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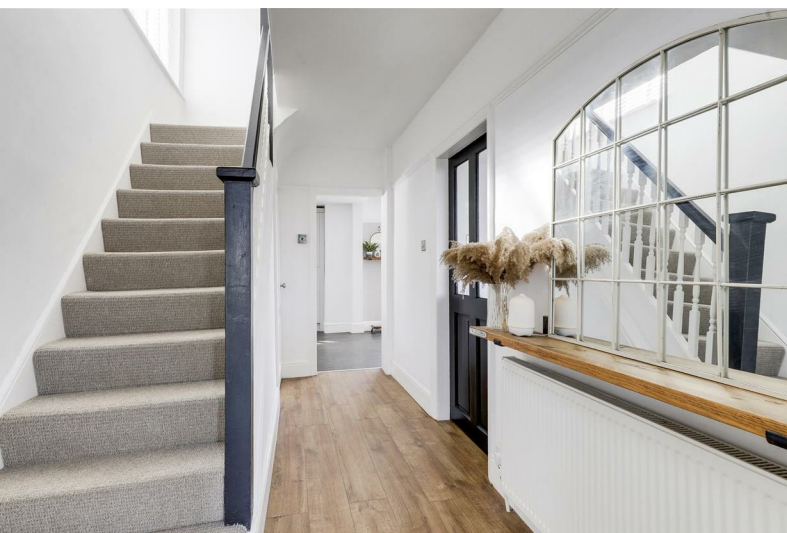


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### IMMACULATLEY PRESENTED DETACHED HOUSE...

This beautifully maintained detached home is a true credit to the current owners, offering stylish and spacious accommodation that is immaculately presented from top to bottom. Perfect for a range of buyers, this property is ready to move straight into with no work required. Situated in a popular location within close proximity to local shops, great schools, and convenient transport links. To the ground floor, the property comprises an enclosed porch leading into a welcoming hallway, a bay-fronted reception room, and a stunning open plan kitchen-diner. The kitchen is fitted with a range of shaker style units and benefits from a central island with a breakfast bar, while French doors open out to the rear garden – perfect for seamless indoor-outdoor living. Upstairs, the first floor hosts three well-proportioned bedrooms serviced by a contemporary three-piece bathroom suite. Outside, the front of the property offers a driveway providing off-street parking and access to a garage. To the rear is a private, south-facing garden boasting a raised wooden decked seating area with balustrade and steps leading down to a well-maintained lawn, a separate paved patio seating area, and a useful garden shed – ideal for enjoying the warmer months.

MUST BE VIEWED







- Detached House
- Three Bedrooms
- Modern Fitted Kitchen-Diner
- Bay Fronted Reception Room
- Contemporary Three Piece Bathroom Suite
- Off-Road Parking & Garage
- Large Private South-Facing Garden
- Beautifully Presented Throughout
- Popular Location
- Must Be Viewed











GROUND FLOOR

Porch

6'7" x 2'8" (2.03 x 0.83)  
The porch has tiled flooring and a single UPVC door.

Hallway

12'7" x 6'11" (3.84 x 2.12)  
The hallway has internal windows, wooden flooring, carpeted stairs with an under the stairs cupboard, a radiator, a built-in cupboard, a picture rail and a single wooden door providing access into the accommodation.

Living Room

12'6" x 11'6" (3.83 x 3.52)  
The living room has a UPVC double-glazed bay window to the front elevation, wooden flooring, a recessed wall alcove and a tiled hearth, a radiator and a picture rail.

Kitchen-Diner

27'2" (max) x 12'2" (max) (8.3 (max) x 3.72 (max))  
The kitchen-diner has a range of fitted shaker style base and wall units with solid oak worktops and a tiled splashback, a matching kitchen island breakfast bar, an integrated double oven, a dishwasher and a fridge-freezer, a gas hob with an extractor hood, a Belfast sink with a swan neck mixer tap, space and plumbing for a washing machine, LVT flooring, two column radiators, a picture rail, recessed spotlights, a UPVC double-glazed window to the rear elevation and UPVC double French doors providing access out to the garden.

FIRST FLOOR

Landing

7'0" x 4'0" (2.15 x 1.23)  
The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, access into the boarded loft and provides access to the first floor accommodation.

Master Bedroom

12'2" x 11'6" (3.71 x 3.52)  
The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a panelled feature wall and coving.

Bedroom Two

11'3" x 11'1" (3.43 x 3.38)  
The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a dado rail and coving.

Bedroom Three

7'8" x 5'6" (2.34 x 1.70)  
The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, fitted floor to ceiling wardrobes and panelled walls.

Bathroom

8'2" x 6'10" (2.51 x 2.09)  
The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with an electric shower and a glass shower screen, tiled flooring, partially tiled walls, a column radiator, a built-in cupboard, recessed spotlights, an extractor fan and UPVC double-glazed obscure windows to the side and rear elevation.

OUTSIDE

Front

To the front is a block paved driveway leading to the garage and courtesy lighting.

Rear

To the rear is a private south-facing garden with raised wooden decking with a balustrade and steps leading down to the lawn, a paved patio seating area, raised wooden planters with mature shrubs and trees, a shed, an outdoor tap, courtesy lighting and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply  
Heating – Gas - 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 & 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

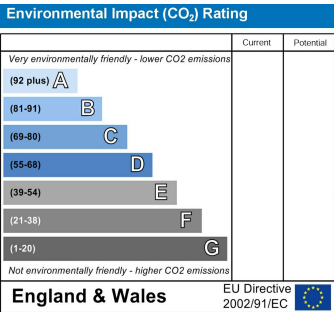
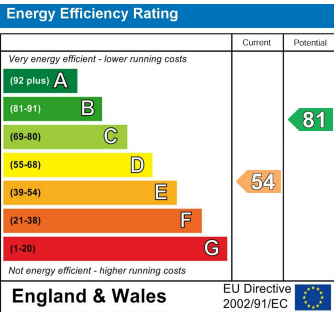
Council Tax Band Rating - Gedling Borough Council - Band C  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

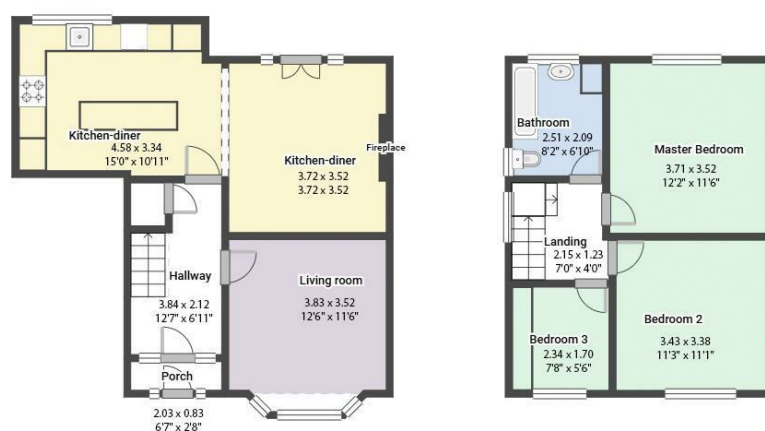
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

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.



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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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