

HoldenCopley

PREPARE TO BE MOVED

Carmel Gardens, Arnold, Nottinghamshire NG5 6LW

Guide Price £300,000 - £325,000

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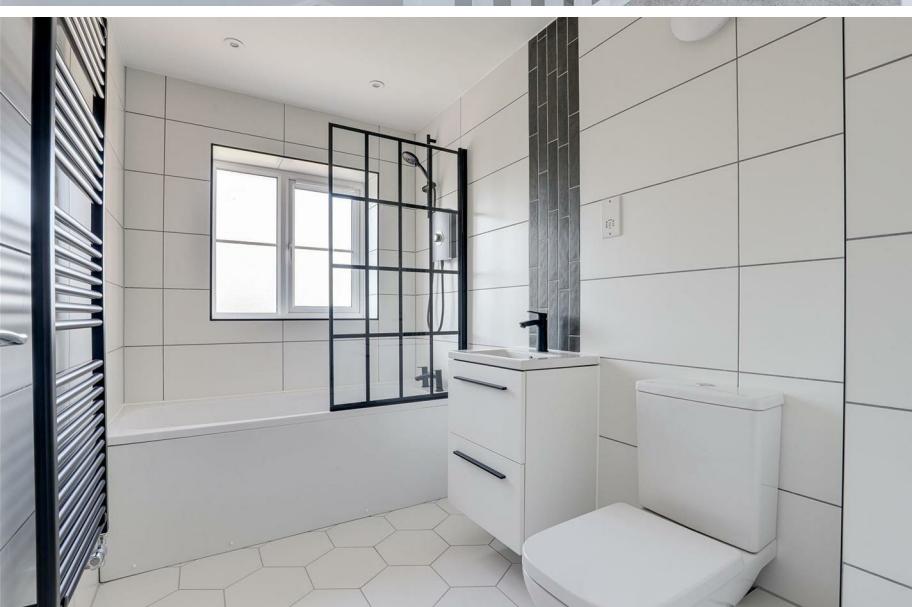
GUIDE PRICE £300,000 - £325,000

BRAND NEW SEMI DETACHED HOUSE...

This newly built semi-detached house, situated in a highly sought-after location, offers the perfect blend of modern living and convenience. Positioned within close proximity to local shops, well-regarded schools, and excellent transport links, this property is ideal for families and professionals alike. Upon arrival, you'll notice the property's charming curb appeal, with courtesy lighting and solar panels adding both functionality and a contemporary touch. The driveway offers off-road parking, while the gated access at the side leads to the rear of the property. Stepping inside, the welcoming hallway provides access to the spacious living room, featuring a large bay window that allows natural light to flood the space, creating a bright and airy atmosphere. The heart of the home is the kitchen diner, designed with modern living in mind. It includes a stylish breakfast bar and bi-folding doors that open directly into the rear garden, perfect for outdoor dining and entertaining. To the first floor, you'll find three well-proportioned bedrooms, with the master bedroom benefiting from its own en-suite shower room, offering a touch of luxury and privacy. The family bathroom completes this floor with a contemporary three-piece suite. This property is perfect for those seeking a newly built, low-maintenance home in a desirable area. With excellent access to local amenities, transport links, and reputable schools

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Fitted Kitchen Diner
- Three-Piece Bathroom Suite & Ground Floor W/C
- En-Suite To The Master Bedroom
- Off-Street Parking
- Solar Panels
- Enclosed Rear Garden
- Must Be Viewed





GROUND FLOOR

Hallway

4'3" x 4'9" (1.30m x 1.46m)

The hallway has herringbone-style flooring, carpeted stairs, a radiator, and a composite door providing access to the accommodation.

Living Room

14'2" x 12'4" (4.34m x 3.77m)

The living room has a UPVC double glazed bay window to the front elevation, a TV point, two radiators, carpeted flooring, and access to the kitchen/diner.

Kitchen Diner

20'8" x 15'6" (6.31m x 4.73m)

The kitchen diner has a range of fitted base and wall units with worktops and a breakfast bar, a stainless steel sink with a swan-neck mixer tap and drainer, an integrated oven, gas ring hob with extractor fan, two built-in cupboards, space for a dining table, two radiators, recessed spotlights, tiled splashback, herringbone-style flooring, two Velux windows, and bi-folding doors opening out to the rear garden.

W/C

2'10" x 6'8" (0.88m x 2.05m)

This space has a UPVC double-glazed obscure window to the side elevation, a low-level flush W/C, a pedestal wash basin with a tiled splashback, a radiator, and herringbone-style flooring.

FIRST FLOOR

Landing

5'6" x 7'2" (1.68m x 2.20m)

The landing has a UPVC double glazed obscure window to the side elevation, carpeted flooring, a built-in cupboard, loft access, and doors leading to the first-floor accommodation

Bedroom One

9'8" x 11'10" (2.96m x 3.62m)

The first bedroom has a UPVC double-glazed window to the rear elevation, a radiator, carpeted flooring, and access to an en-suite bathroom.

En-Suite

3'3" x 6'7" (1.01m x 2.03m)

The en-suite has a low-level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted rainfall and handheld shower fixture, a heated towel rail, a shaver socket, recessed spotlights, floor-to-ceiling tiling, and tiled flooring

Bedroom Two

8'11" x 9'8" (2.72m x 2.95m)

The second bedroom has a UPVC double-glazed window to the front of the property, a radiator, and carpeted flooring.

Bedroom Three

7'1" x 7'8" (2.18m x 2.36m)

The third bedroom has a UPVC double-glazed window to the front of the property, a radiator, and carpeted flooring.

Bathroom

8'9" x 5'4" (2.67m x 1.65m)

The bathroom has a UPVC double-glazed obscure window, a low-level flush W/C, a vanity-style wash basin, a panelled bath with a wall-mounted electric shower and shower screen, a shaver socket, a heated towel rail, recessed spotlights, floor-to-ceiling tiling, and tiled flooring

OUTSIDE

Front

To the front of the property, there is courtesy lighting, solar panels, a driveway, and gated access to the rear elevation.

Rear

To the rear of the property, there is an enclosed garden featuring an outside tap, an electrical socket, courtesy lighting, a patio, a lawn, a fenced boundary, and gated access

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 B

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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A	94	94
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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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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