

HoldenCopley

PREPARE TO BE MOVED

Coppice Road, Arnold, Nottinghamshire NG5 7GS

£245,000

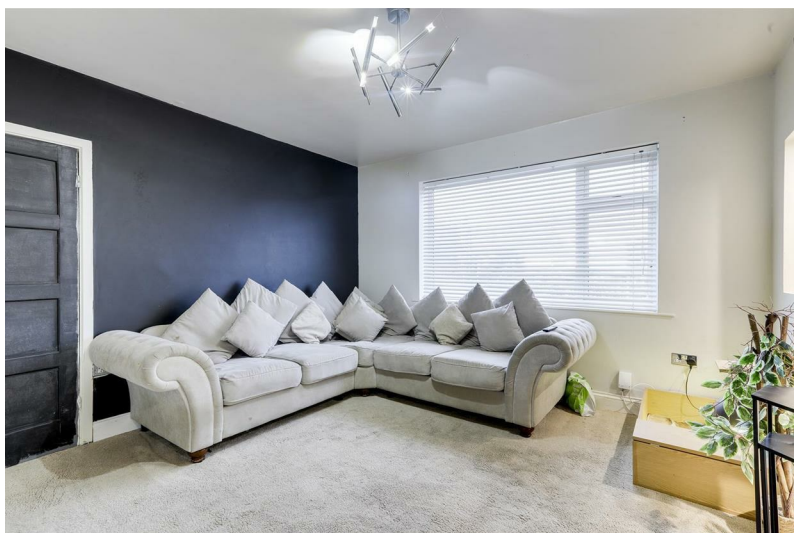
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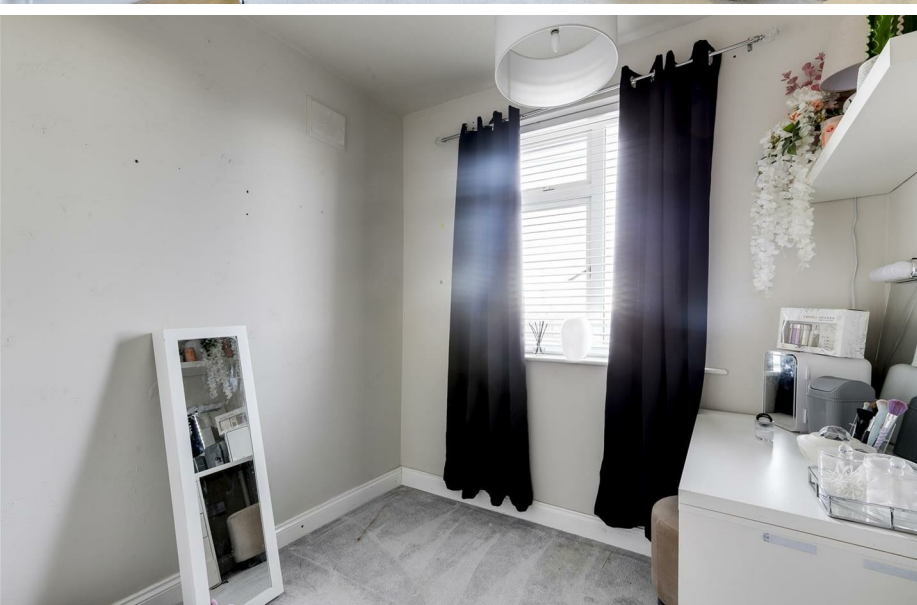


LOCATION, LOCATION, LOCATION...

Nestled in the highly sought-after location of Arnold, this three-bedroom semi-detached house is perfectly positioned just a stone's throw from an array of local amenities, including shops, main bus links, and excellent school catchments. Boasting spacious accommodation throughout, this property is ideal for first-time buyers or families alike. The ground floor comprises an inviting entrance hall, a generously sized living room complete with a charming feature fireplace, and a modern fitted kitchen with a breakfast bar, seamlessly flowing into the open-plan dining area—perfect for entertaining. Upstairs, the first floor offers three well-proportioned bedrooms, all serviced by a contemporary three-piece bathroom suite. Outside, the property continues to impress with a driveway providing ample parking for multiple vehicles at the front, while the rear features a fantastic-sized garden, complete with a decking area for alfresco dining and a large lawn, ideal for children to play or summer gatherings.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Good-Sized Living Room
- Modern Breakfast Kitchen
- Open Plan Dining
- Three-Piece Bathroom Suite
- Ample Storage Space
- Fantastic-Sized Enclosed Garden
- Driveway
- Popular Location





GROUND FLOOR

Entrance Hall

11'2" x 5'11" (3.41 x 1.81)

The entrance hall has tiled flooring, carpeted stairs, a radiator, a UPVC double-glazed window to the side elevation, and a single newly-fitted composite door providing access into the accommodation.

Living Room

13'1" x 12'2" (3.99 x 3.71)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, recessed wall alcoves with spotlights, a feature fireplace with a tiled hearth, a TV point, and a radiator.

Breakfast Kitchen

19'7" x 9'10" (5.98 x 3.01)

The kitchen has a range of fitted base and wall units with wooden worktops and a breakfast bar, a sink with a swan neck mixer tap and drainer, space for a cooker and a fridge freezer, space and plumbing for a washing machine, tiled splashback, tiled flooring, a vertical radiator, recessed spotlights, an in-built cupboard with space for an appliance, a UPVC double-glazed window to the rear elevation, and open plan to the dining room.

Dining Room

12'3" x 9'0" (3.75 x 2.75)

The dining room has continued tiled flooring and recessed spotlights, a vertical radiator, a UPVC double-glazed window to the side elevation, a single UPVC door and newly-fitted double French doors opening out to the rear garden.

FIRST FLOOR

Landing

6'2" x 3'6" (1.9 x 1.09)

The landing has carpeted flooring, a panelled feature wall, a UPVC double-glazed window to the side elevation, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

13'1" x 11'8" (4.00 x 3.57)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a panelled feature wall, and an in-built wardrobe.

Bedroom Two

11'8" x 9'11" (3.56 x 3.03)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a wood panelled feature wall, an in-built wardrobe, and a radiator.

Bedroom Three

8'11" x 7'8" (2.73 x 2.34)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and an in-built wardrobe.

Bathroom

7'8" x 7'5" (2.35 x 2.27)

The bathroom has a low level dual flush W/C, a wall-hung wash basin, a panelled bath with a twin-rainfall shower, a shower screen, a chrome heated towel rail, wood-effect flooring, partially tiled walls, an in-built cupboard, a single-glazed obscure window to the side elevation, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a gravelled driveway and shared side access to the rear garden.

Rear

To the rear of the property is a private enclosed garden with a decking area, an outdoor tap, courtesy lighting, a lawn, a patio pathway, a wooden shed, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
Phone Signal – Good 4G / 5G coverage
Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years+
Flood Risk Area - Very low risk
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

DISCLAIMER

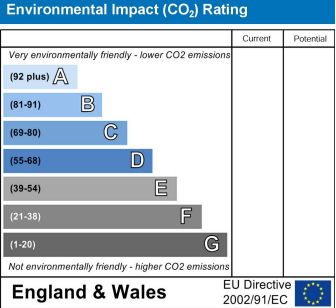
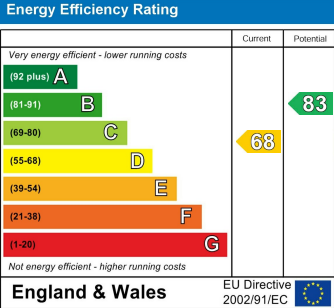
Council Tax Band Rating - Gedling Borough Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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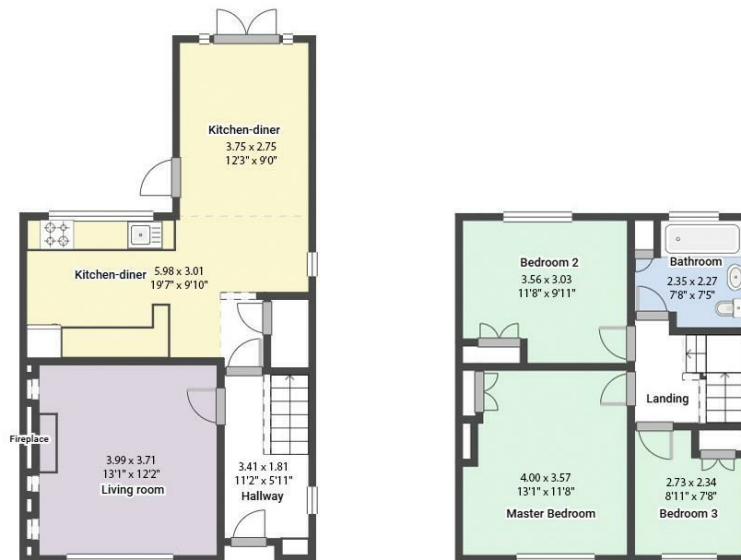
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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