

# HoldenCopley

PREPARE TO BE MOVED

Rolleston Drive, Arnold, Nottinghamshire NG5 7JA

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Guide Price £240,000 - £250,000



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### CHARMING FAMILY HOME...

This three-bedroom semi-detached home is the perfect opportunity for any growing family or first-time buyer looking to step onto the property ladder. Situated in a popular location within Arnold, this property enjoys close proximity to excellent transport links, local schools, shops and various amenities, making it an ideal place to call home. Well-presented throughout, the property offers a fantastic blend of space, comfort and practicality, with the added benefit of an attic room, ample storage and a generous private rear garden. Internally, the ground floor comprises an entrance hall leading into a cosy living room, followed by a spacious kitchen/diner fitted with a range of units and benefitting from French doors opening out onto the rear garden – perfect for modern family living and entertaining. The first floor carries three well-proportioned bedrooms, all serviced by a modern three-piece bathroom suite. The property also boasts a versatile attic room, offering an ideal space for storage, a home office or hobby room. Outside, the front of the property features off-street parking along with a decorative gravelled area, while the enclosed rear garden offers a wonderful space for outdoor enjoyment, complete with a raised patio, lawn and established planting.

MUST BE VIEWED







- Semi-Detached House
- Three Bedrooms
- Cosy Living Room
- Spacious Kitchen/Diner
- Modern Three Piece Bathroom Suite
- Ample Storage Space
- Attic Room
- Off-Street Parking
- Private Enclosed Garden
- Must Be Viewed











GROUND FLOOR

Entrance Hall

3\*8" x 3\*8" (1.14m x 1.12m )

The entrance hall has tiled flooring, carpeted flooring, an overhead UPVC double-glazed obscure window to the side elevation, and a single door providing access into the accommodation.

Living Room

13\*11" x 10\*7" (max) (4.26m x 3.25m (max))

The living room has carpet flooring, two radiators, coving to the ceiling, and a UPVC double-glazed bow window to the front elevation.

Kitchen/Diner

14\*4" x 13\*11" (max) (4.37m x 4.26m (max))

The kitchen/diner has a range of fitted base and wall units with rolled-edge worktops, a composite sink and a half with a movable swan neck mixer tap and a drainer, an integrated double-oven with an electric hob and extractor fan, space and plumbing for a washing machine, an integrated dishwasher, space and plumbing for an American-style fridge freezer, tiled flooring, partially tiled walls, two radiators, access to the pantry, three UPVC double-glazed windows to the side and rear elevations, and double French doors leading out to the rear garden.

Pantry

9\*6" x 2\*11" (2.90m x 0.89m )

FIRST FLOOR

Landing

11\*9" x 7\*8" (max) (3.60m x 2.35m (max))

The landing has carpeted flooring, a radiator, a built-in storage cupboard, access to the loft, and access to the first floor accommodation.

Master Bedroom

12\*0" x 10\*8" (max) (3.67m x 3.27m (max))

The main bedroom has carpeted flooring, a radiator, fitted wardrobes, and a UPVC double-glazed window to the front elevation.

Bedroom Two

9\*6" x 8\*9" (max) (2.91m x 2.67m (max))

The second bedroom has carpeted flooring, a vertical radiator, and a UPVC double-glazed window to the rear elevation.

Bedroom Three

8\*11" x 7\*8" (max) (2.73m x 2.35m (max))

The third bedroom has carpeted flooring, a radiator, a built-in storage cupboard, and a UPVC double-glazed window to the side elevation.

Bathroom

6\*4" x 5\*4" (1.95m x 1.65m )

The bathroom has a concealed low level flush W/C, a vanity wash basin with a mixer tap, a paneled bath with a wall-mounted handheld and overhead shower fixture and a bi-fold shower screen, tiled flooring, partially tiled walls, a chrome heated towel rail, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Attic Room

17\*10" x 9\*4" (5.44m x 2.86m )

The attic has carpeted flooring and eaves storage.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking, a gravelled and planted area, gated access to the rear, and boundaries made up of hedges and fence panelling.

Rear

To the rear of the property is a private enclosed garden with a raised paved patio seating area, a lawn, planted borders, a shed, and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – 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 and some 5G

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 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.

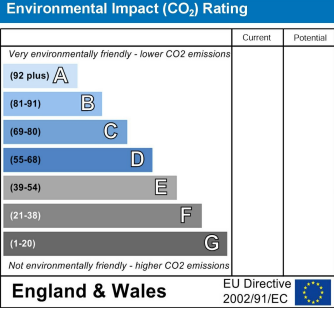
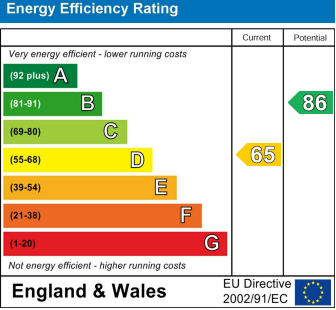
The vendor has advised the following:

Property Tenure is freehold.

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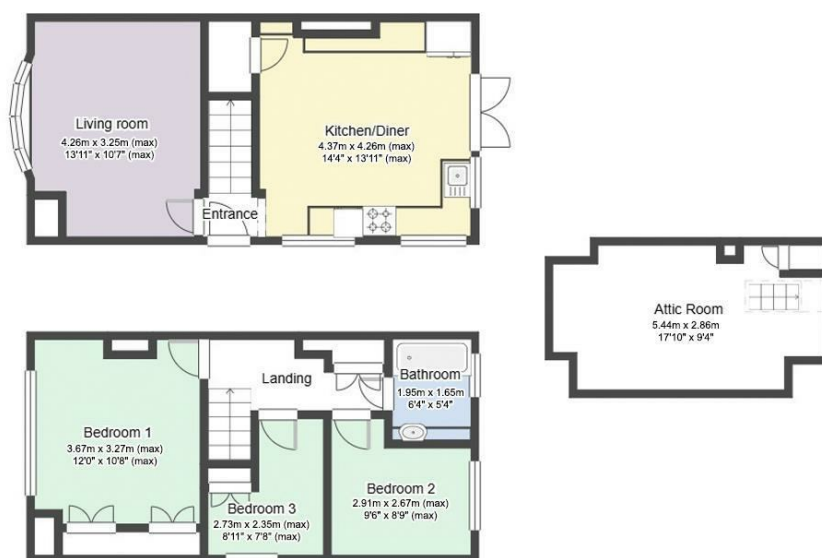
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence 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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