

HoldenCopley

PREPARE TO BE MOVED

Parry Way, Arnold, Nottinghamshire NG5 8DD

Guide Price £290,000

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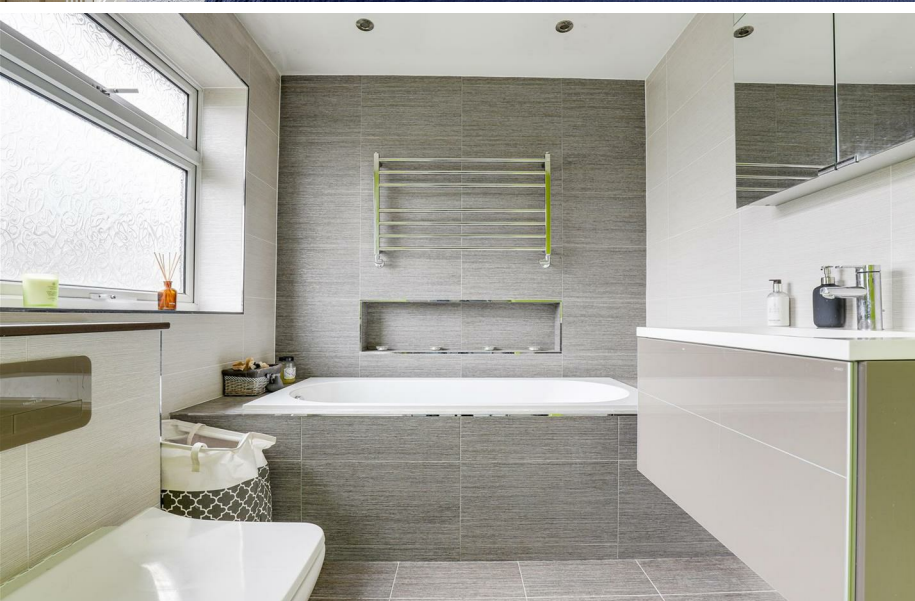
GUIDE PRICE £290,000 - £310,000

WELL-PRESENTED FAMILY HOME...

This four bedroom semi-detached home is the ideal purchase for any growing family searching for their forever home. Benefiting from spacious accommodation and being well looked-after throughout, this property is ready to move straight into. Situated in a highly popular and convenient part of Arnold, the home is located within easy reach of a wide range of local amenities such as shops, schools, parks, popular eateries and excellent transport links, whilst being in catchment to well-regarded schools. Internally, the ground floor of the property comprises an entrance hall, a spacious living room with a feature fireplace and entertainment centre, with open access to the dining area, as well as a modern fitted kitchen, a utility room, and a W/C. Upstairs, the first floor is home to four generously sized and well-proportioned bedrooms serviced by a stylish four-piece family bathroom suite. Outside to the front of the property is a driveway providing off-street parking with access to a single garage. To the rear is a private enclosed garden with a paved patio seating area and a lawn - offering the perfect space for family enjoyment and entertaining.

MUST BE VIEWED





- Semi-Detached House
- Four Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen & Breakfast Bar
- Utility Room & Ground Floor W/C
- Four-Piece Bathroom Suite
- Off Street Parking & Garage
- Private Enclosed Garden
- Convenient Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3*5" x 4*11" (1.05m x 1.51m)

The entrance hall has wood-effect flooring, carpeted stairs, a vertical radiator, and a single UPVC door leading into the accommodation.

Living Room

12*11" x 13*11" (3.96m x 4.01m)

The living room has wood-effect flooring, a feature fireplace with a hearth, a radiator, coving to the ceiling, a UPVC double-glazed bow window to the front elevation, and an archway providing open access into the dining room.

Dining Room

10*4" x 8*5" (3.17m x 2.59m)

The dining room has wood-effect flooring, a radiator, coving to the ceiling, and double French doors leading out to the rear garden.

Kitchen

7*3" x 11*11" (2.21m x 3.64m)

The kitchen has a range of fitted shaker-style base and wall units with rolled-edge worktops and a breakfast bar, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated oven and microwave, an integrated electric hob with a stainless steel extractor fan, an integrated dishwasher, tiled flooring, partially tiled walls, a radiator, recessed spotlights, and a UPVC double-glazed window to the rear elevation.

Hall

4*0" x 3*2" (1.24m x 0.99m)

The hall has tiled flooring, partially tiled walls, and a single door providing access to the garage.

Utility Room

7*8" x 7*2" (2.35m x 2.20m)

The utility room has rolled edge worktops, space and plumbing for a washing machine, space for an undercounter fridge freezer, tiled flooring, a radiator, a UPVC double-glazed window to the rear elevation, and a single UPVC door leading out to the rear garden.

W/C

4*5" x 3*4" (1.36m x 1.04m)

This space has a low level flush W/C, a wall-mounted wash basin with a mixer tap, tiled flooring and walls, a vertical radiator, and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

5*11" x 10*11" (1.82m x 3.34m)

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

Master Bedroom

9*11" x 13*6" (3.03m x 4.12m)

The main bedroom has carpeted flooring, a radiator, a built-in storage cupboards, a range of fitted furniture including wardrobes, a chest of drawers, and bedside tables, and a UPVC double-glazed window to the front elevation.

Bedroom Two

7*1" x 18*3" (2.16m x 5.57m)

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

Bedroom Three

9*9" x 10*4" (2.99m x 3.16m)

The third bedroom has carpeted flooring, a vertical radiator, an in-built storage cupboard, a range of fitted furniture including wardrobes and a vanity, and a UPVC double-glazed window to the rear elevation.

Bedroom Four

6*10" x 5*11" (2.10m x 1.82m)

The fourth bedroom has a radiator and a UPVC double-glazed window to the front elevation.

Bathroom

7*2" x 13*6" (2.19m x 4.12m)

The bathroom has a concealed low level dual flush W/C, a wall-mounted countertop wash basin, a panelled bath, a walk-in shower enclosure with a folding glass panel and a waterfall shower, two solid stainless steel heated towel rails, tiled flooring and walls with underfloor heating, recessed spotlights and two UPVC double glazed obscure windows to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing access to off-road parking, access into the garage via an up and over door which benefits from electricity and lighting, a range of plants and shrubs, and fence panelled boundaries.

Garage

7*5" x 17*4" (2.27m x 5.30m)

Rear

To the rear of the property is a private enclosed garden with a paved patio seating area, a lawn, a range of plants and shrubs, courtesy lighting, 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 - 1000 Mbps (Highest available download speed) 100 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

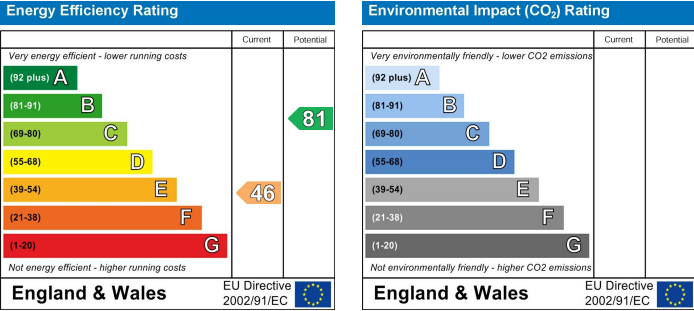
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is freehold.

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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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