

HoldenCopley

PREPARE TO BE MOVED

Welham Crescent, Arnold, Nottinghamshire NG5 7LJ

Guide Price £260,000

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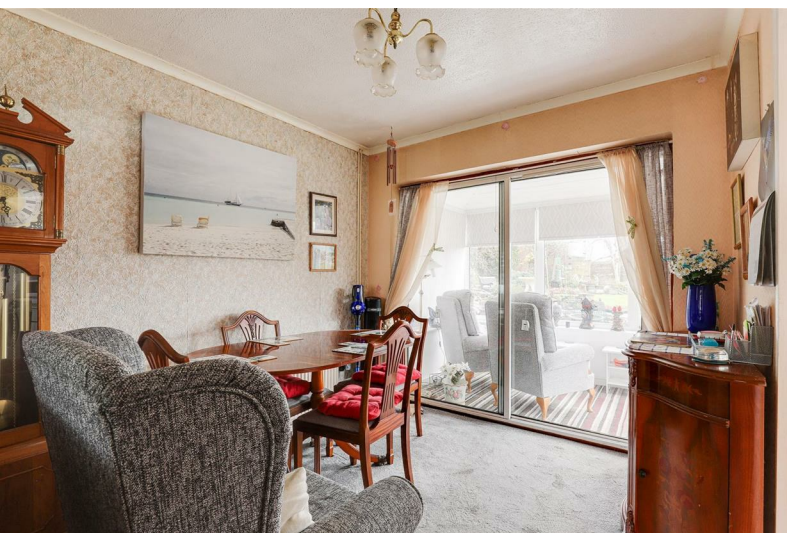


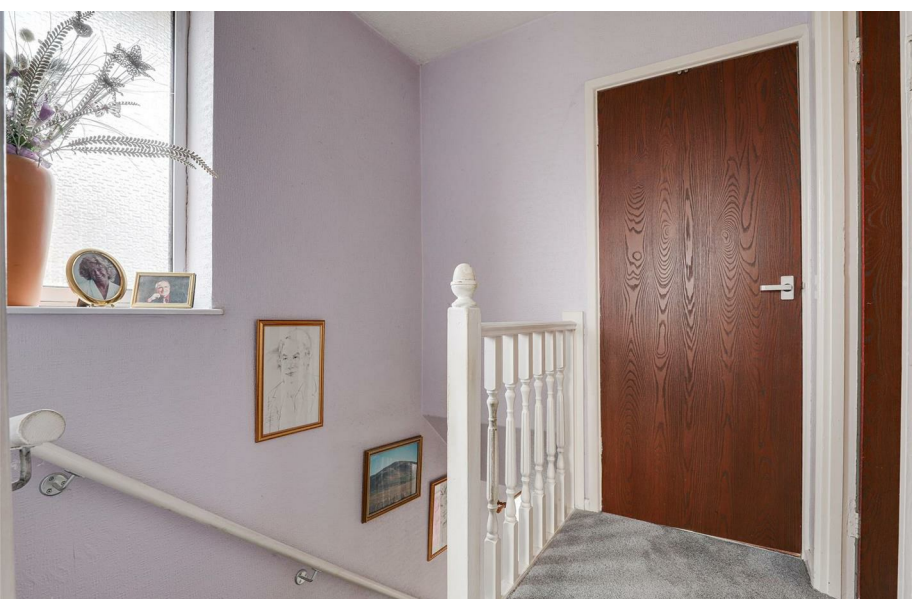
GUIDE PRICE - £260,000 - £280,000

DETACHED HOUSE...

Welcome to this detached house is situated in a highly sought-after location, offering convenient access to excellent schools, shops, eateries, and a range of local amenities. With superb transport links, this property is perfect for a growing family looking to add their own personal touch. The ground floor features a hallway leading to a shower room, a bright living room with a bay window, and a dining room with sliding patio doors opening into a spacious conservatory, which provides direct access to the rear garden. The fitted kitchen completes the ground floor. Upstairs, the property boasts two generously sized double bedrooms, both with fitted wardrobes, along with a smaller third bedroom, ideal as a child's room, playroom, or home office. A three-piece family bathroom suite serves the first floor. Outside, the front of the property offers a driveway with access to a carport, garage, and rear garden. The garage includes a side door, lighting, electrics, ample storage, and an up-and-over door leading to the driveway, as well as access to a versatile workshop. The generous rear garden is beautifully maintained, featuring a lawn, a patio seating area, a pond, gravelled sections, and a variety of mature shrubs, bushes, and plants, all enclosed within a fenced boundary. This wonderful home presents a fantastic opportunity for a family to create their perfect living space.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Conservatory
- Fitted Kitchen
- Three-Piece Bathroom Suite & Ground Floor Shower Room
- Garage & Driveway
- Enclosed Rear Garden
- Must Be Viewed





GROUND FLOOR

Hall
9'11" x 6'1" (3.04m x 1.87m)

The hall has carpeted flooring, an under-stairs cupboard, a radiator, and a double glazed door providing access into the accommodation.

Living Room
13'8" x 13'5" (4.18m x 4.11m)

The living room has a double glazed bay window to the front elevation, tow double glazed windows to the side elevation, a radiator, a feature fireplace with a decorative surround, a TV point, and carpeted flooring.

Dining Room
8'8" x 8'7" (2.66m x 2.62m)

The dining room has carpeted flooring, a radiator, coving to the ceiling, and sliding patio door opening to the conservatory.

Conservatory
5'4" x 9'11" (1.64m x 3.03m)

The conservatory has carpeted flooring, a UPVC double glazed surround, and a UPVC door opening to the rear garden.

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11'5" x 9'5" (3.50m x 2.88m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with taps and a drainer, space for a freestanding cooker, space and plumbing for a washing machine, space for a fridge freezer, an in-built cupboard, partially tiled walls, tiled flooring, a double glazed window to the rear elevation, and a UPVC door providing access to the rear garden.

Shower Room
4'11" x 5'10" (1.51m x 1.80m)

The shower room has a double glazed obscure window to the front elevation, a low level flush W/C, a wall-mounted wash basin, a wall-mounted electric shower fixture, a radiator, floor-to-ceiling tiling, and tiled flooring.

FIRST FLOOR

Landing
The landing has a double glazed obscure window to the side elevation, carpeted flooring, access into the loft, and access to the first floor accommodation.

Bedroom One
13'8" x 11'9" (4.18m x 3.59m)

The first bedroom has a double glazed bay window to the front elevation, a radiator, a range of fitted furniture including wardrobes, overhead cupboards and bedside tables, and carpeted flooring.

Bedroom Two
8'9" x 11'9" (2.68m x 3.59m)

The first bedroom has a double glazed window to the rear elevation, a radiator, fitted wardrobes with sliding mirrored doors, and carpeted flooring.

Bedroom Three
8'0" x 8'2" (2.46m x 2.50m)

The third bedroom has a double glazed bay window to the front elevation, a radiator, and carpeted flooring.

Bathroom
5'11" x 8'0" (1.82m x 2.46m)

The bathroom has a double glazed obscure window to the rear elevation, a low level flush W/C, a vanity-style wash basin, a panelled bath with a wall-mounted shower fixture, an in-built cupboard, a radiator, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

Front
To the front of the property is a driveway with access to the carport, access garage, and access to the rear garden.

Garage
8'4" x 21'7" (2.56m x 6.60m)

The garage has a door opening to the side elevation, lighting, electrics, ample storage, and up-and-over door opening to the driveway, and access into the workshop.

Workshop
8'0" x 10'11" (2.46m x 3.35m)

The worktop has fitted base units with worktops, space for a tumble dryer, lighting, electrics, a window to the side elevation, and a door providing access to the rear garden.

Rear
To the rear of the property is a generous sized garden with a lawn, a patio seating area, a pond, gravelled areas, a range of various planted shrubs, bushes and plants, and a fence panted boundary.

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

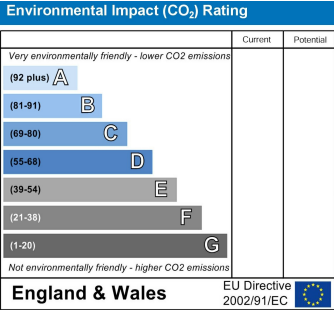
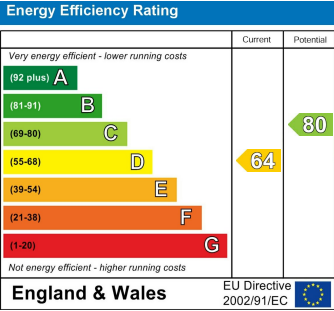
Council Tax Band Rating - Gedling Borough Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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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