Robert Ellis

look no further. . .

Coppice Road
Arnold, Nottingham NG5 7HE

A WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME SITUATED IN ARNOLD, NOTTINGHAM!

Offers In The Region Of £300,000 Freehold

This spacious four-bedroom detached family home is located in the highly sought-after area of Arnold, Nottingham. Ideally positioned within walking distance to local shops, schools, and excellent transport links, the property offers convenience and comfort in equal measure, making it a perfect choice for families.

You enter the property via a side entrance into a welcoming hallway that provides access to the integral garage, a useful downstairs WC, the staircase to the first floor, as well as the lounge and the generous kitchen/diner. The layout of the ground floor is both practical and versatile, offering plenty of space for everyday living and entertaining.

Upstairs, the home boasts four well-proportioned bedrooms and a modern family bathroom. Each room offers flexibility for family life, whether you need space for children, guests, or a home office.

Outside, the front of the property features a driveway offering off-street parking and access to the garage. To the rear, there is a private, enclosed garden – perfect for relaxing, entertaining, or for children to play safely.

This is a must-view property that offers everything a growing family could need in a fantastic location. Don't miss out – arrange your viewing today.

Entrance Hallway
UPVC entrance door to the side elevation leading into the entrance hallway comprising laminate floor covering, wall mounted radiator, carpeted staircase leading to the first floor landing, doors leading off to:

Integral Garage
9'1" x 16'5" approx (2.78 x 5.02 approx)
Housing the boiler, up and over door to the front elevation, light and power.

Lounge
10'11" x 13'11" approx (3.33 x 4.26 approx)
Carpeted flooring, UPVC double glazed window to the front elevation, wall mounted radiator, coving to the ceiling.

Downstairs WC
Laminate floor covering, WC, handwash basin with separate hot and cold taps, tiled splashbacks, extractor fan.

Kitchen Diner
14'1" x 20'4" approx (4.31 x 6.21 approx)
This L-shaped kitchen diner comprises laminate floor covering, under-stairs storage cupboard, space and point for fridge freezer, wall mounted radiator, two UPVC double glazed windows to the rear elevation, UPVC double glazed door to the rear elevation leading to the rear garden, a range of wall and base units with worksurfaces over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, space and plumbing for a washing machine, integrated oven with four ring gas hob over and extractor hood above, tiled splashbacks.

First Floor Landing
Carpeted flooring, UPVC double glazed window to the side elevation, access to the loft, doors leading off to:

Bedroom One
14'0" x 10'11" approx (4.29 x 3.33 approx)
Carpeted flooring, UPVC double glazed window to the front elevation, wall mounted radiator.

Bedroom Two
8'11" x 14'0" approx (2.74 x 4.27 approx)
Carpeted flooring, wall mounted radiator, UPVC double glazed window to the front elevation.

Bedroom Three
7'7" x 11'5" approx (2.32 x 3.48 approx)
Carpeted flooring, wall mounted radiator, UPVC double glazed window to the rear elevation.

Bedroom Four
8'7" x 7'7" approx (2.64 x 2.32 approx)
Carpeted flooring, wall mounted radiator, UPVC double glazed window to the rear elevation.

Bathroom
UPVC double glazed window to the side elevation, linoleum flooring, panelled bath with separate hot and cold tap, tiled splashbacks, vanity handwash basin with mixer tap and storage cupboards below, shower cubicle with mains fed shower over, WC, chrome heated towel rail.

Outside

Front of Property
To the front of the property there is a driveway providing off the road parking for 2/3 cars, side access pathway to the front entrance door with gated access to the rear, access to the garage.

Rear of Property
To the rear of the property there is an enclosed rear garden with paved patio area with steps leading up to the lawned area, outdoor water faucet, rockery to the borders making ideal raised flowerbeds, fencing to the boundaries, side gated access to the front of the property.

Agents Notes: Additional Information
Council Tax Band: C
Local Authority: Gedling
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 9mbps Ultrafast 1800mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No

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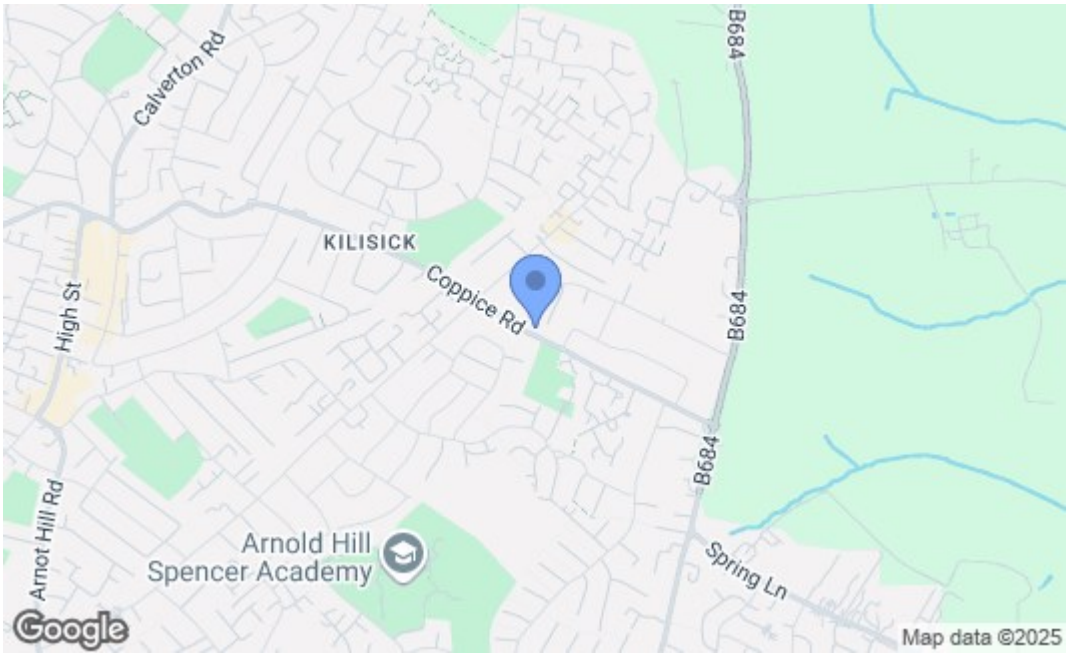

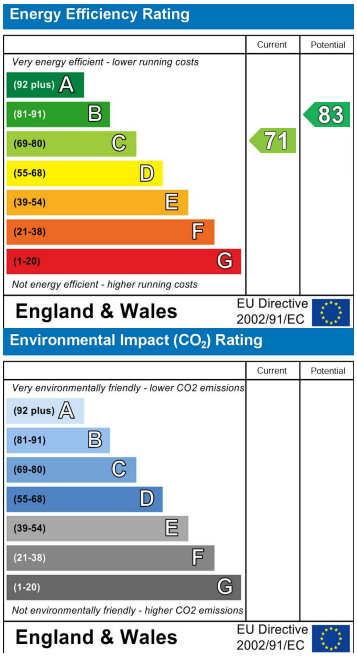

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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