

Coppice Road  
Arnold, Nottingham NG5 7HE

THREE BEDROOM DETACHED FAMILY  
HOME SITUATED ON IDEAL PLOT.

**£290,000 Freehold**

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Situated in a sought-after residential position on Coppice Road in Arnold, this impressive three-bedroom detached home offers generous and highly versatile living space, ideal for modern family life.

The property is set back from the road behind a substantial triple brick-paved driveway, providing ample off-street parking and an attractive frontage.

Upon entering, you are welcomed into a converted garage space, now thoughtfully adapted into a highly versatile room currently used as a cloakroom. This flexible area could easily serve as a playroom, home office, formal dining room or even a secondary lounge depending on your needs. From here, you continue through the hallway, where a spacious utility room is positioned to the right, offering excellent practicality and additional storage.

To the left sits the primary lounge, a comfortable and stylish space benefitting from new carpets and a large wall-mounted television, creating the perfect setting for relaxing evenings. Moving through the home, you arrive at the kitchen, enjoying pleasant views over the rear garden.

The kitchen flows seamlessly into a second reception, currently used as a games room, providing fantastic additional living/dining space. Sliding doors lead into the conservatory, which in turn opens out onto the garden, creating an excellent layout for entertaining and family gatherings, particularly in the warmer months.

Upstairs, the property continues to impress with three well-proportioned double bedrooms and a spacious landing area that enhances the sense of openness. The family bathroom is a standout feature, offering a luxurious four-piece suite complete with his and hers sinks, a semi freestanding bath and a double shower, all finished to a high standard.

Coppice Road is ideally positioned for access to a wide range of local amenities, reputable schools and excellent transport links. Arnold Town Centre is just a short distance away, providing shops, supermarkets, restaurants and leisure facilities, while nearby countryside offers scenic walks and outdoor pursuits.

This is a superb opportunity to acquire a spacious detached family home in a convenient yet well-connected location, combining flexibility, comfort and accessibility. Early viewing is highly recommended.



### Entrance Porch/Cloakroom

10'2" x 9'7" approx (3.10 x 2.94 approx)

UPVC double glazed entrance door, UPVC double glazed window to the front elevation, laminate flooring, panelling to the wall featuring seating with storage below and wall hooks providing ideal shoe and coat storage, door leading through to the inner entrance hallway.

### Inner Entrance Hallway

Laminate flooring, carpeted staircase leading to the first floor landing, wall mounted radiator, recessed spotlights to the ceiling, under stairs storage, doors leading off to:

### Lounge

14'4" x 10'11" approx (4.37 x 3.33 approx)

UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator, coving to the ceiling.

### Kitchen

13'5" x 8'7" approx (4.10 x 2.63 approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, integrated double oven, electric hob with extractor hood over, tiled splashbacks, linoleum flooring, UPVC double glazed window to the rear elevation, wooden door leading out to the garden, opening through to the dining room.

### Dining Room

10'8" x 10'7" approx (3.27 x 3.23 approx)

Carpeted flooring, wall mounted radiator, coving to the ceiling, UPVC double glazed window to the side elevation, UPVC double glazed sliding door leading through to the conservatory.

### Conservatory

9'11" x 8'7" approx (3.03 x 2.63 approx)

UPVC double glazed windows surrounding, UPVC double glazed French doors leading out to the rear garden, wall light point.

### Utility Room

6'5" x 5'8" approx (1.97 x 1.73 approx)

Space and plumbing for a washing machine, space and point for a freestanding fridge freezer, wall mounted boiler.

### WC

5'5" x 3'6" approx (1.67 x 1.08 approx)

Tiling to the walls, tiling to the floor, WC, handwash basin with storage cupboards below.

### First Floor Landing

UPVC double glazed window to the side elevation, carpeted flooring, recessed spotlights to the ceiling, loft access hatch, doors leading off to:

### Bedroom One

14'4" x 10'11" approx (4.37 x 3.33 approx)

UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator.

### Bedroom Two

14'4" x 9'2" approx (4.37 x 2.80 approx)

UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator.

### Bedroom Three

10'11" x 7'1" approx (3.33 x 2.17 approx)

UPVC double glazed window to the rear elevation, laminate flooring, wall mounted radiator.

### Bathroom

15'11" x 6'6" approx (4.86 x 2.0 approx)

UPVC double glazed window to the rear elevation, shower enclosure with mains fed rainwater shower over, bath with mixer tap and shower attachment, tiled flooring, WC, bidet, his and hers handwash basins with storage cupboards below, chrome heated towel rail, extractor fan.

### Outside

#### Front of Property

To the front of the property there is a driveway providing off the road parking for multiple cars, side access to the rear of the property.

#### Rear of Property

To the rear of the property there is a low maintenance enclosed rear garden with walled and fenced boundaries, side 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

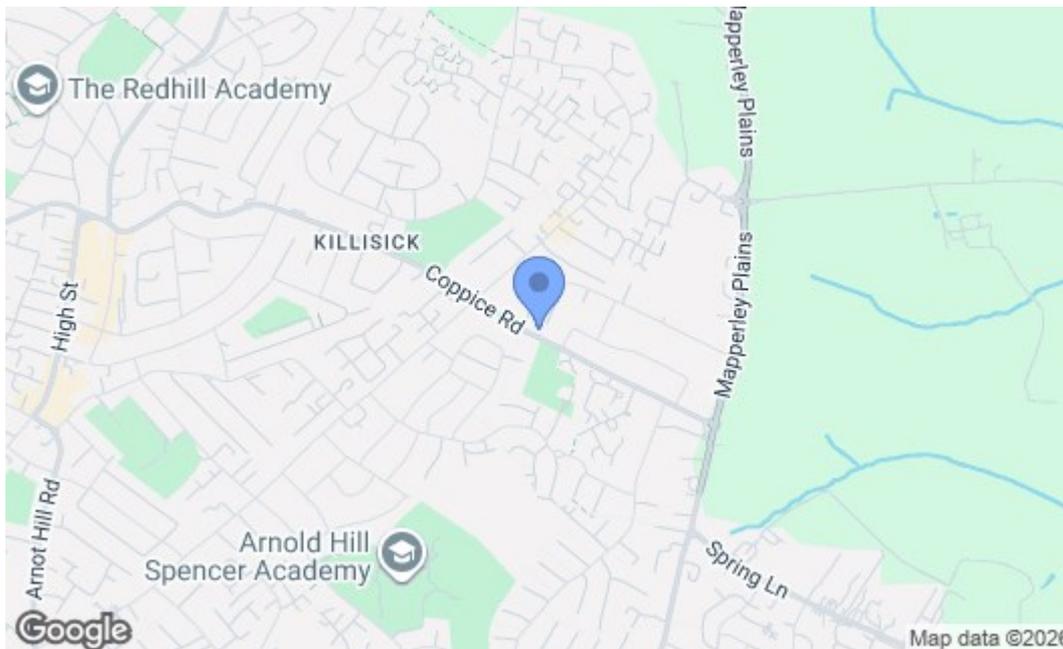




GROUND FLOOR

Robert Ellis  
ESTATE AGENTS

1ST FLOOR



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	68
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

### England & Wales EU Directive 2002/91/EC Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

### England & Wales EU Directive 2002/91/EC

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.