



**Coppice Road  
Arnold, Nottingham NG5 7HE**

A THREE BEDROOM DETACHED FAMILY  
HOME SITUATED IN ARNOLD,  
NOTTINGHAM.

**Guide Price £300,000 Freehold**



\*\* GUIDE PRICE £300,000 - £320,000 \*\*

Robert Ellis Estate Agents are delighted to offer to the market this well-presented THREE-BEDROOM DETACHED FAMILY HOME situated in ARNOLD, NOTTINGHAM.

This home would be perfect for any growing family as the property boasts spacious accommodation. The property benefits from being just a stone's throw away from local schools including Coppice Farm Primary School, parks, transport links and other amenities making it ideal for families. The spacious property is located close to Arnold Town Centre accommodating local amenities, shops, and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City Centre and surrounding villages/towns.

On entry, the double glazed front door leads through to the entrance hallway allowing access to the open plan lounge with a large window and feature fireplace incorporating a wood burning stove, open through to the dining room with a door leading into the conservatory offering creating further space for growing families. On the ground floor, you also have the downstairs WC and modern refitted Kitchen.

Stairs led to landing, first double bedroom with large window, second double bedroom with fitted wardrobes, third single bedroom and a family bathroom featuring a FOUR-piece suite. To the front is a LARGE block paved driveway with a further driveway leading to the detached garage/workshop with gated access to the the carport with driveway space.

The rear garden has been landscaped with tiered areas, artificial lawn, mature shrubs and trees, patio area, lawn area, decked area and garden bar/storage.

A viewing is HIGHLY recommended to appreciate the size and location of this superb family home. Contact the office to arrange your viewing.



#### Entrance Hallway

14'8 x 6'11 approx (4.47m x 2.11m approx)

UPVC double glazed leaded door to the front elevation with fixed double glazed leaded window to side. Laminate flooring. Wall mounted radiator. Ceiling light point. Meter cupboard house within cabinet. Staircase leading to the first floor landing. Panel doors leading into the open plan living/dining room, kitchen and the ground floor WC.

#### Open Living / Dining Room

11'01 x 24'5 approx (3.38m x 7.44m approx)

This spacious open plan lounge diner benefits from having a UPVC double glazed sectional bay window to front elevation. Laminate flooring. Wall mounted radiator. Ceiling light point. Coving to ceiling. Feature fireplace incorporating wooden mantle, stone hearth and multi fuel cast iron log burner. Double glazed French doors leading through to the conservatory.

#### Kitchen

11'08 x 9'11 approx (3.56m x 3.02m approx)

UPVC double glazed leaded window to rear elevation. UPVC double glazed door to the side elevation. Laminate flooring. Tiled splashbacks. Recessed spotlights to ceiling. A range of contemporary, matching wall and base units featuring laminate worksurfaces above 1 1/2 bowl stainless steel sink with modern dual heat tap over. Integrated oven. Integrated microwave. 4 ring gas hob with a built-in extractor hood above. Integrated fridge and freezer. Integrated dishwasher. Integrated washing machine.

#### Ground Floor WC

3'4 x 5'07 approx (1.02m x 1.70m approx)

Laminate flooring. Tiled splashbacks. Ceiling light point. Vanity wash hand basin with storage below. Low level flush WC.

#### Conservatory

8'08 x 8'03 approx (2.64m x 2.51m approx)

UPVC double glazed windows to side and rear elevations. UPVC double glazed French doors leading to landscaped garden to rear. Linoleum flooring. Light and power.

#### First Floor Landing

UPVC double glazed leaded window to side elevation. Carpeted flooring. Ceiling light point. Panel doors leading into bedroom 1, 2, 3 and family bathroom.

#### Bedroom 1

11'01 x 11'04 approx (3.38m x 3.45m approx)

UPVC double glazed leaded window to the front elevation. Carpeted flooring. Wall. mounted radiator. Ceiling light point. Coving to ceiling.

#### Bedroom 2

11'03 x 12'03 approx (3.43m x 3.73m approx)

UPVC double glazed leaded window to rear elevation. Laminate flooring. Wall mounted radiator. Ceiling light point. Built-in wardrobes providing ample additional storage space.

#### Bedroom 3

7'01 x 6'10 approx (2.16m x 2.08m approx)

UPVC double glazed leaded window to the front elevation. Carpeted flooring. Wall. mounted radiator. Ceiling light point. Loft access hatch housing combination boiler.

#### Family Bathroom

8'08 x 6'09 approx (2.64m x 2.06m approx)

This fantastic refitted 4 piece bathroom suite comprises of a walk-in quadrant shower enclosure with electric Mira shower above and featuring a rainwater shower head attachment over. freestanding rolled top claw foot bath with shower attachment above, pedestal wash hand basin and a low level flush WC. UPVC double glazed leaded window to rear elevation. Tiled splashbacks. Recessed spotlights to ceiling. Coving to the ceiling. Chrome heated towel rail.

#### Front of Property

To the front of the property there is a large block paved driveway providing off the road parking, pathway to the front entrance door, secure access to the rear and fencing to the boundaries.

#### Side of Property

To the side of the property there is a secure gated additional block paved driveway with a car port above providing off the road parking, the driveway leads to the large brick built garage/ store/ workshop with light and power.

#### Rear of Property

To the rear of the property there is an enclosed rear garden with a block paved patio area, steps leading up to landscaped garden with an artificial lawn - providing ease of maintenance - space for a garden shed, external lighting, power and water tap, fencing to the boundary with mature shrubs and trees planted to the borders.

#### Detached Garage/ Store/ Workshop

18' x 2'6 approx (5.49m x 0.76m approx)

Up and over door to the front elevation. UPVC double glazed access door. Light and power.

#### Garden Bar / Summer House

8'7 x 5'05 approx (2.62m x 1.65m approx)

Laminate flooring. Light and power. Currently utilised as a home bar with access door with covers leading out to the decked seating area in in the garden.

#### 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

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

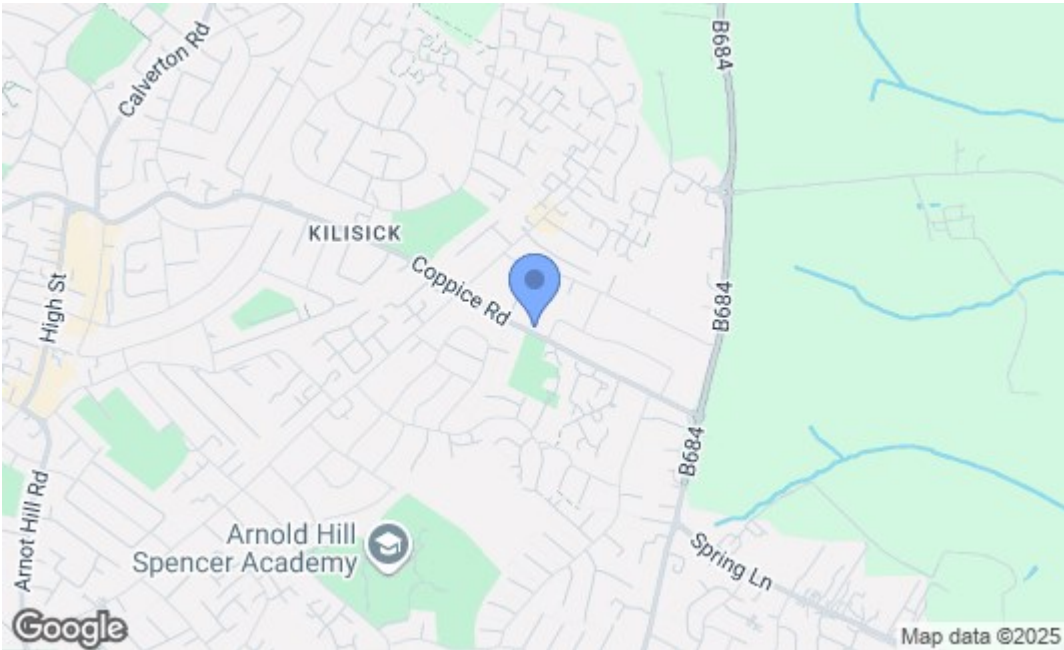
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





| 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                                                       |         |           |
| (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.