



Coppice Road,  
Arnold, Nottingham  
NG5 7HE

**£390,000 Freehold**



\*\*\* GUIDE PRICE £390,000 - £400,000\*\*\*

This extended four-bedroom detached home in Arnold offers spacious and modern accommodation, ideal for family living. Finished to a high standard throughout, it is well positioned close to local schools, shops and transport links.

The property opens into a tiled entrance hall, leading to a comfortable lounge complete with a media wall and electric fire. At the rear, a large open-plan kitchen and dining area creates the perfect social space, featuring grey handleless units, quartz worktops, a central island with bench seating, and French doors opening to the garden. Velux windows flood the space with natural light.

A separate utility room provides additional storage and laundry space and leads through to a versatile room currently used as a home gym/storage space, offering flexibility to suit different needs.

Upstairs, the main bedroom includes fitted sliding wardrobes and a stylish en-suite with a freestanding bath, separate shower, vanity unit and contemporary tiling. There are three further bedrooms and a fully tiled wet room with walk-in shower.

Additional benefits include gas central heating, UPVC double glazing, a composite front door, alarm system and an external store with double doors for bikes or garden equipment.

Outside, the tiered rear garden features a paved patio with lighting and power, with steps leading up to a lawned area.

A fantastic family home in a popular location, offering space, style and flexibility.

DO NOT MISS OUT!



### Entrance Hallway

Composite entrance door to the front elevation with double glazed window to the side leading into the entrance hallway comprising porcelain tiled flooring, vertical wall mounted radiator, recessed spotlights to the ceiling, staircase leading to the first floor landing, understairs storage, doors leading off to:

### Lounge

14'35 x 10'72 approx (4.27m x 3.05m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, built-in electric fireplace, recessed spotlights to the ceiling, wood laminate flooring.

### Kitchen Living Diner

18'70 x 17'43 approx (5.49m x 5.18m approx)

Three Velux windows, UPVC double glazed French doors to the rear elevation, UPVC double glazed window to the rear elevation, recessed spotlights to the ceiling, integrated seating area, three vertical wall mounted radiators, porcelain tiled flooring, a range of matching wall and base units with worksurfaces over incorporating a double sink and drainer unit with mixer tap, five ring Range master induction hob with a Hotpoint extractor hood above, integrated microwave oven, integrated double oven, integrated full length fridge, integrated full length freezer, tiled splashbacks, integrated dishwasher, doors leading off to:

### Downstairs WC

Porcelain tiled flooring, tiled splashbacks, vanity wash hand basin with mixer tap over, WC, heated towel rail.

### Utility Space

5'28 x 9'02 approx (1.52m x 2.79m approx)

UPVC double glazed door to the rear elevation, space and plumbing for a washing machine, space and point for a tumble dryer, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, tiled splashbacks, porcelain tiled flooring, wall mounted radiator, door leading through to the gym.

### Home Gym/Storage Space

20'66 x 5'45 approx (6.10m x 1.52m approx)

This versatile space currently utilised as a home gym comprises wall mounted radiator, power and lighting.

### First Floor Landing

Carpeted flooring, wall mounted radiator, access to the boarded loft, doors leading off to:

### Loft

Housing the 5 year old boiler, Boarded.

### Bedroom One

12'10 x 10'68 approx (3.91m x 3.05m approx)

Carpeted flooring, UPVC double glazed window to the rear elevation, wall mounted radiator, recessed spotlights to the ceiling, built-in wardrobe giving access to the en-suite.

### En-Suite

8'10 x 6'43 approx (2.69m x 1.83m approx)

Porcelain tiled flooring, UPVC double glazed window to the rear

elevation, freestanding bath with mixer tap and shower attachment, recessed spotlights to the ceiling, extractor fan, heated towel rail, WC, vanity wash hand basin with mixer tap, shower cubicle with mains fed shower and separate shower attachment.

### Bedroom Two

10'57 x 10'59 approx (3.05m x 3.05m approx)

Carpeted flooring, UPVC double glazed window to the front elevation, wall mounted radiator, recessed spotlights to the ceiling.

### Bedroom Three

6'48 x 6'51 approx (1.83m x 1.83m approx)

Carpeted flooring, UPVC double glazed window to the front elevation, wall mounted radiator, recessed spotlights to the ceiling.

### Bedroom Four/study

8'91 x 5'32 approx (2.44m x 1.52m approx)

Carpeted flooring, UPVC double glazed window to the front elevation, wall mounted radiator, recessed spotlights to the ceiling, built-in storage cupboard.

### Family Bathroom

7'28 x 5'25 approx (2.13m x 1.52m approx)

Porcelain tiled flooring, vanity wash hand basin with matte black mixer tap, matte black heated towel rail, WC, extractor fan, illuminated mirror, walk-in shower with matte black taps, mains fed shower and separate shower attachment.

### Outside

#### Front of Property

To the front of the property there is a driveway providing off the road parking for up to three cars, access to the home gym, access to the front entrance door.

#### Rear of Property

To the rear of the property there is an enclosed rear garden with patio area with steps leading to lawned area with flowerbeds, fenced and walled boundaries.

### 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 11mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

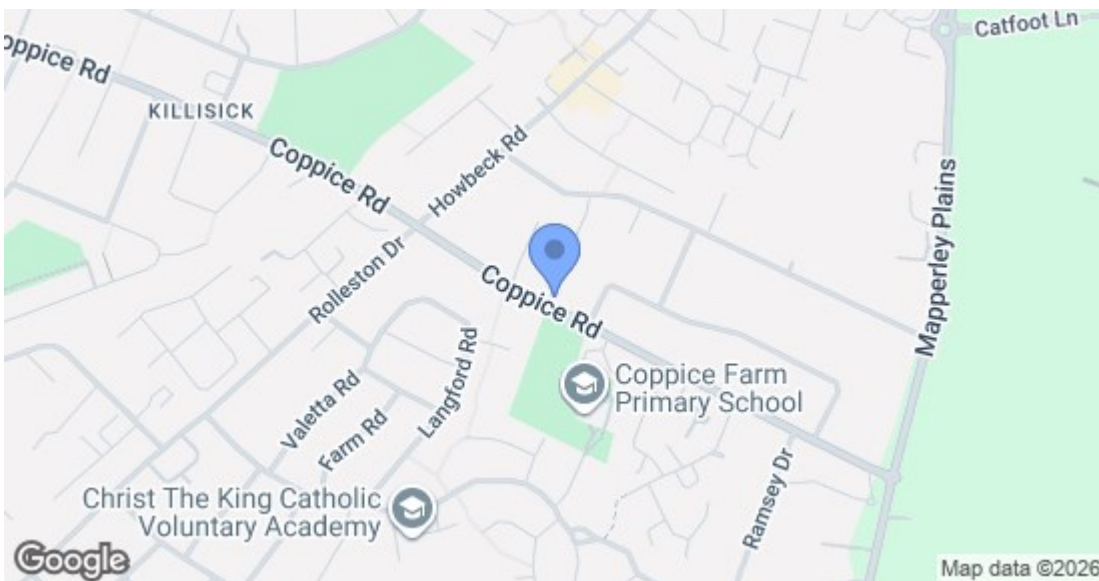
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		72	
(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.