



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

**Asking Price £290,000 Freehold**

THREE BEDROOM, DETACHED HOME IN  
THE HEART OF ARNOLD, NOTTINGHAM.



Robert Ellis estate agents are delighted to bring to the market this superb Three-bedroom, detached FAMILY home. Situated on a Corner plot with planning permission.

The property is a stone's throw away from 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. You have Redhill Academy and Coppice Farm School nearby, making it ideal for families.

Upon entry, you are greeted into the entrance hallway with a doorway leading into the Extended Dining room and extended kitchen.

On the first floor we have three bedrooms and a family bathroom. To the REAR elevation we have DRIVEWAY leading the the Garage. THE PROPERTY SITS ON A CORNER PLOT enclosed garden with fencing to the borders. POTENTIAL TO EXTEND, subject to buyers needs and requirements and necessary permissions.

Due to its size and location, this home is a MUST VIEW! Contact the office to arrange your viewing now. Selling With NO UPWARD CHAIN.



### Entrance Lobby

UPVC entrance door to the front elevation leading into the entrance lobby comprising wooden glazed door leading into the entrance hallway.

### Entrance Hallway

13'4 x 7'11 approx (4.06m x 2.41m approx)

Two UPVC double glazed leaded windows to the front and side elevations, wall mounted radiator, carpeted flooring, ceiling light point, carpeted staircase leading to the first floor landing, doors leading off to:

### Kitchen

39'4"32'9" x 26'2"3'3" approx (12'10 x 8'1 approx)

UPVC double glazed leaded door leading out to the garden, UPVC double glazed leaded window to the side elevation, feature double glazed circular window to the rear elevation, a range of refitted wall and base units incorporating laminate worksurfaces over, wall mounted Worcester Bosch combination boiler providing hot water and central heating to the property, 1 1/2 bowl sink with mixer tap over, space and plumbing for automatic washing machine, integrated double oven, four ring gas hob with extractor hood over, door to pantry

### Pantry

Under stairs pantry providing useful additional storage space, housing gas meter point, with UPVC double glazed window to the side elevation.

### Extended Living Room

16'8 x 10'9 approx (5.08m x 3.28m approx)

Sliding double glazed patio doors to the rear elevation leading to the enclosed rear garden, ceiling light point, coving to the ceiling, wall mounted radiator, feature fireplace incorporating stone surround and tiled hearth with living flame gas fire, internal sliding glazed doors leading through to the dining room.

### Dining Room

13'2 x 11' approx (4.01m x 3.35m approx)

UPVC double glazed leaded bay window to the front elevation, wall mounted radiator, ceiling light point, coving to the ceiling, UPVC double glazed window to the side elevation, feature fireplace incorporating Adam style surround, marble hearth and back panel with living flame gas fire, internal glazed doors leading through to the living room.

### First Floor Landing

Carpeted flooring, UPVC double glazed leaded window to the side elevation, ceiling light point, loft access hatch, doors leading through to:

### Bedroom One

11'02 x 13'10 approx (3.40m x 4.22m approx)

UPVC double glazed sectional bay window to the front elevation, wall mounted radiator, ceiling light point, coving to the ceiling.

### Bedroom Two

11'02 x 12'07 approx (3.40m x 3.84m approx)

UPVC double glazed leaded window to the rear elevation, wall mounted radiator, ceiling light point, coving to the ceiling, built-in wardrobes providing additional storage space.

### Bedroom Three

8'03 x 7'11 approx (2.51m x 2.41m approx)

UPVC double glazed leaded window to the front elevation, wall mounted radiator, ceiling light point, coving to the ceiling, built-in wardrobes providing additional storage space.

### Family Bathroom

8'04 x 7'11 approx (2.54m x 2.41m approx)

Five piece suite comprising panelled bath, low level flush WC, bidet, pedestal wash hand basin, walk-in shower enclosure featuring mains fed shower above, UPVC double glazed leaded windows to the side and rear elevations, tiled splashbacks, wall mounted radiator, ceiling light point, coving to the ceiling.

### Outside

The property sits on a corner plot with excellent access to the park opposite, the property has further potential to extend subject to the buyers needs and planning permission approval.

### Front of Property

To the front of the property there is a front garden with gated pathway leading to the front entrance door, fenced and walled boundaries, side access to the rear of the garden.

### Rear of Property

To the rear of the property there is an enclosed rear garden with fencing to the boundaries, mature shrubs planted to the borders, freestanding brick-built garage with additional driveway.

### Agents Notes: Additional Information

Planning Permission: Removal of existing single storey extension. Construction of new single storey rear extension and 2 storey side extension.

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 18mbps 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

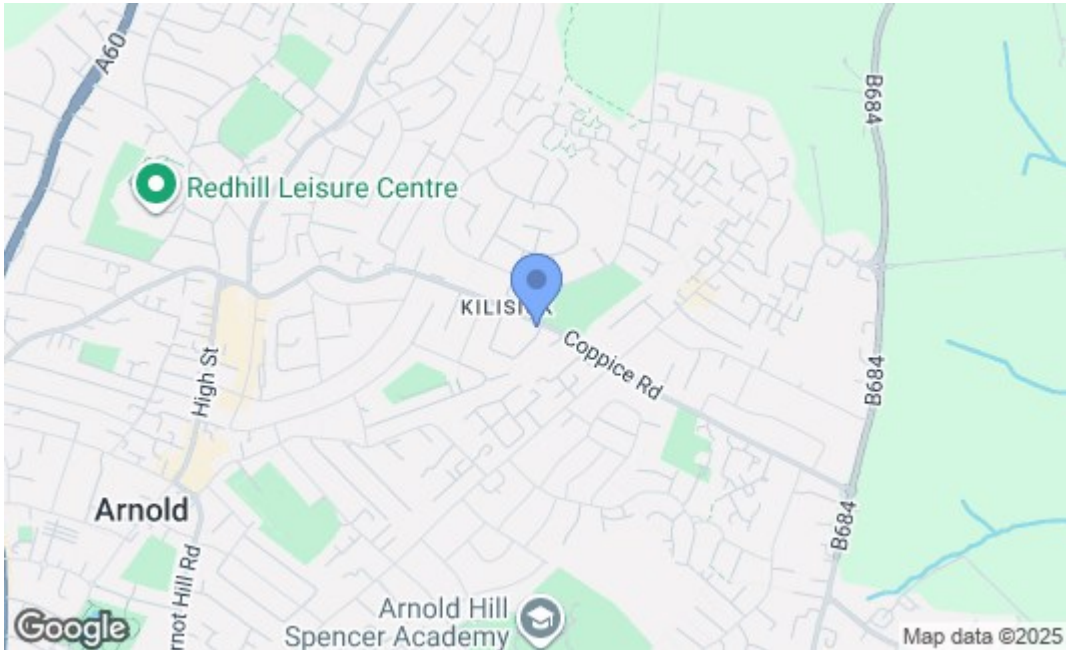
Other Material Issues: No

### Agents Notes

There is an AI image on this property.



Robert Ellis  
ESTATE AGENTS



| 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                     |         |           |
|                                                                 | 60      | 76        |
| 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.