



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

**Guide Price £250,000 Freehold**

**\*\*GUIDE PRICE £250,000 - £260,000!\*\*  
A FOUR BEDROOM DETACHED FAMILY  
HOME SITUATED IN ARNOLD,  
NOTTINGHAM.**



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

This home would be perfect for any growing family as the property boasts spacious accommodation whilst being sold to the market with no upward chain. 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.

In brief the property comprises of entrance hall, downstairs WC, lounge, kitchen/diner, bathroom and three bedrooms.

Externally, the property offers a driveway for multiple cars, garage and a rear garden perfect for families.

**CALL US TODAY TO ARRANGE YOUR VIEWING!**



### Entrance Hallway

Composite entrance door to the side elevation leading into the Entrance Hallway. Laminate flooring. Wall mounted radiator. Staircase leading to the First Floor Landing. Built-in under the stairs cupboard. Internal doors leading into the Lounge, Kitchen Diner, Ground Floor WC & Garage

### Lounge

14'0" x 10'11" approx (4.29 x 3.34 approx)

Double glazed bay fronted window to the front elevation. Carpeted flooring. Wall mounted radiator. Coving to the ceiling. Feature electric fireplace

### Kitchen Diner

20'4" x 7'4" approx (6.20 x 2.26 approx)

Double glazed windows to the rear elevation. Composite entrance door to the rear elevation leading to the enclosed rear garden. Tiled flooring. Tiled splashbacks. Wall mounted radiator. Coving to the ceiling. Range of fitted wall and base units incorporating worksurfaces above. Stainless steel sink and drainer unit with dual heat tap. Integrated double oven. 4 ring induction hob with extractor unit above. Integrated dishwasher. Integrated fridge and freezer. Space and plumbing for an automatic washing machine. Ample space for dining table

### Ground Floor WC

6'5" x 13'6" approx (1.97 x 4.16 approx)

Double glazed window to the side elevation. Tiled flooring. Coving to the ceiling. Hand wash hand basin with dual heat tap. WC

### First Floor Landing

Double glazed window to the side elevation. Carpeted flooring. Loft access hatch (partly boarded. housing combination boiler unit) Internal doors leading to Bedroom 1, 2, 3, 4 and Family Bathroom

### Bedroom 1

10'11" x 14'1" approx (3.35 x 4.30 approx)

Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Coving to the ceiling

### Bedroom 2

8'11" x 11'5" approx (2.73 x 3.48 approx)

Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Coving to the ceiling

### Bedroom 3

7'6" x 11'3" approx (2.29 x 3.43 approx)

Double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator

### Bedroom 4

8'11" x 7'6" approx (2.74 x 2.30 approx)

Double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator

### Family Bathroom

Double glazed window to the side elevation. Tiled flooring. Tiled splashbacks. Wall mounted towel radiator. Recessed spotlights to the ceiling. Modern 4 piece suite comprising of a spa bath with dual heat tap, walk-in shower enclosure with a mains fed shower above, vanity wash hand basin with dual heat tap and a low level flush WC

### Front of Property

To the front of the property there is a driveway providing off the road parking leading to the integral garage. Small shrubbery area, steps leading to the front entrance with fencing and brick wall surrounding

### Rear of Property

To the rear of the property there is an enclosed rear garden with a large block patio area, steps leading to a laid to lawn area with shrubbery, steps leading to a space for a shed. Fencing surrounding and secure gated access to the front of the property

### Garage

9'0" x 16'6" approx (2.76 x 5.03 approx)

Electric up and over door. Light & Power

### 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

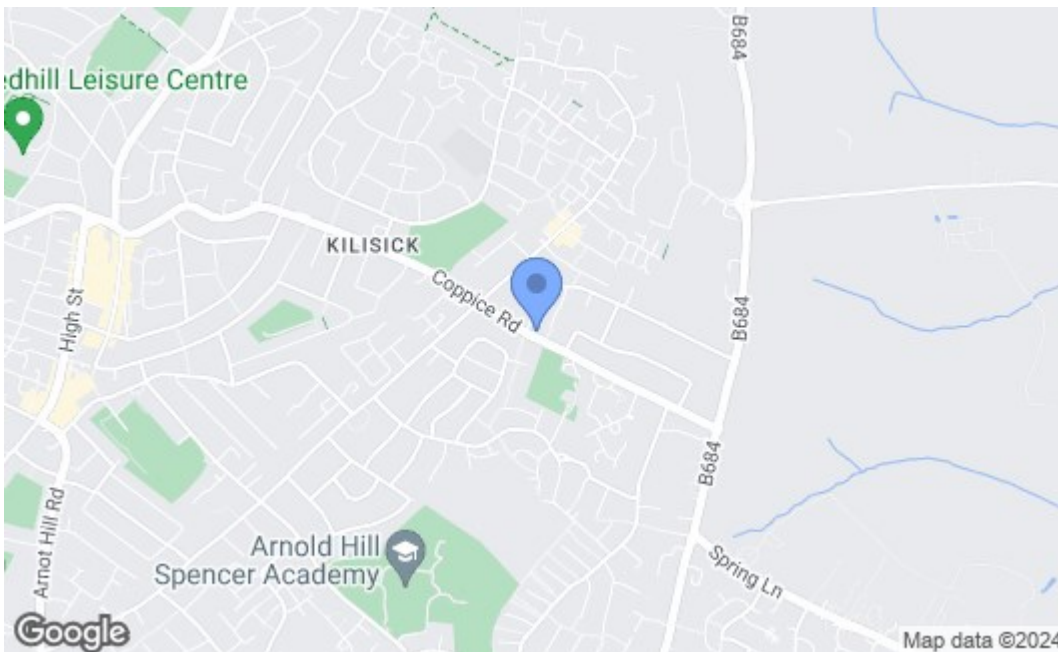
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		71	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.