

Arnold

Woodchurch Road
Nottingham NG5 8NJ

DavidJames
the estate agent



OIRO

£450,000

Detached House

4/5 bedrooms

EPC Rating

D (64)

Tenure

Freehold

Viewer's notes

DISCLAIMER

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property.

All services, together with electrical fittings or fitted appliances have NOT been tested.

All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service.

(A)

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- ✓ An individual executive detached family home
- ✓ Four/five bedrooms (family room/study/bed five)
- ✓ Spacious lounge with feature fireplace
- ✓ Adjoining dining room and spacious conservatory
- ✓ Stunning dining kitchen with integrated appliances
- ✓ Entrance hall, cloakroom/WC and utility
- ✓ Modern bathroom and en-suite shower room
- ✓ Superb gardens with feature patio area
- ✓ Substantial drive and double garage
- ✓ Private road bordering Bestwood Country Park

#homeis

“ A quiet sanctuary

“ Bright and sunny

“ Child friendly



Please note that the above quotes are taken from the owner of the property. No representative of David James makes any representation for the accuracy of the comments made. These should be taken only as an opinion and do not constitute any part of a Contract.

This superb individual, modern detached family home is situated within a quiet cul-de-sac off a private road which is only shared with two other executive homes. The four double bedrooms, en-suite and family bathroom are complemented by three reception rooms, a conservatory, dining kitchen and utility room which all stand within a large plot with established gardens, double garage and tarmac drive providing additional off-street parking.



Hall



Front



Private Road

The entrance hall is an impressive introduction to this home and is well presented with a high gloss cream tile floor and a staircase with Pine open balustrade leading to a first floor gallery landing with a useful under-stairs storage cupboard. Hardwood bevelled glazed panelled doors give access to the ground floor living accommodation which includes a spacious lounge which has dual aspect windows overlooking both the front and rear elevations as well as a feature open living flame burning stone effect gas fire set within a fireplace with Beech effect surround and marble hearth and back panel.

An Oak effect floor extends through into the adjoining dining room which also overlooks the rear garden as well as having a door giving access to the entrance hall.

Also situated off the lounge is an impressive, spacious conservatory with UPVC sealed unit double glazed windows taking advantage of the views across the side and rear garden with French doors providing access.



Lounge

Stamp Duty Rates

First time purchase	Buying your next home	Additional or buy to let property
£7,500.00	£12,500.00	£26,000.00

For more information visit <http://www.david-james.com/stampduty>

Council Tax Band

G

The property falls under the jurisdiction of Gedling Borough Council. This information is correct as of 16/09/2018 and was obtained through the directgov website. David James offer no guarantee as to the accuracy of this information.

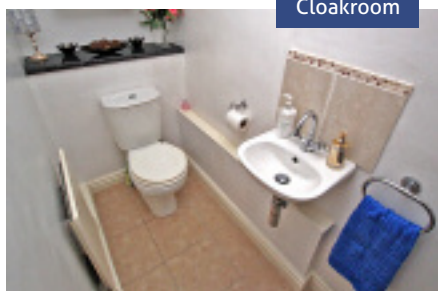
Dining Room



Hall



Cloakroom



There is a feature tinted self-cleaning glazed roof as well as a terracotta effect ceramic tile floor and two double panelled radiators which enables the room to be used all year round. The conservatory is spacious enough to incorporate both a seating and dining area.

Dining Room



There is a further reception room situated off the entrance hall which is presently being used as a family room but would also make an ideal study or fifth bedroom if required. A window takes advantage of the views across the front elevation and there is a Beech block effect laminate floor.

A large kitchen has been redesigned to provide space for a good size dining table and has been fitted with a modern range of high gloss white units with granite worktops, matching upstands and inset stainless steel one and a half bowls with mixer tap and inlaid drainer. There is a range of modern appliances which include a four ring gas hob, electric fan assisted oven, stainless steel and glass canopy with extractor, dishwasher and

refrigerator. Additional features include glazed display cabinets with LED strip lighting as well as kickboards with recessed lighting. Dual aspect windows provide additional light as well as recessed LED downlighting and a feature high gloss tiled floor extends through into a good size utility room which has the same matching range of high gloss white units, granite effect worktops with white ceramic tile splashbacks and inset stainless steel sink. There is space and plumbing for an American style fridge freezer as well as provision and plumbing for a washing machine and space for a tumble dryer. A door provides external access to the side elevation and there is an internal door leading to the double garage.

A cloakroom/WC is also situated off the entrance hall which has a two piece white suite and includes a wall mounted washbasin with tiled splashbacks.

Family Room/Study/Bedroom 5



Conservatory



Side Garden

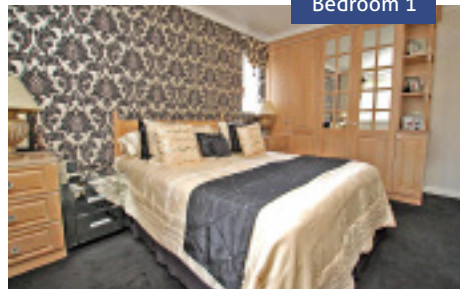


Conservatory



The impressive ground floor accommodation is more than complemented by the first floor which is centred around a gallery landing with panelled doors providing access.

Bedroom 1



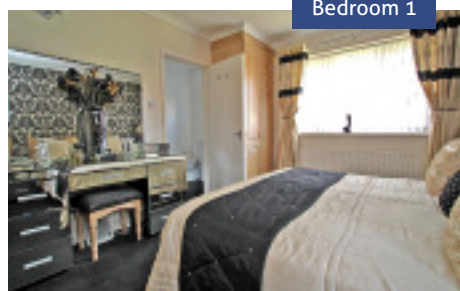
En-suite



En-suite



Bedroom 1



Bedroom 1

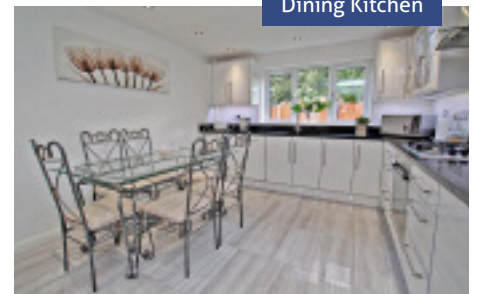


The master bedroom has dual aspect windows overlooking the side and rear garden and is fitted with a range of quality bedroom furniture to include wardrobes and bedside cabinets with Limed Oak panelled doors. There is the benefit of a good

Dining Kitchen



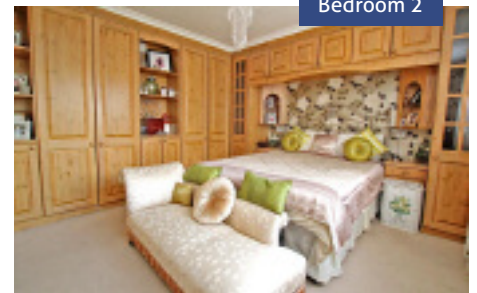
Dining Kitchen



Utility



Bedroom 2



size modern en-suite shower room/WC which includes a dual flush WC, countersink washbasin set within a high gloss white vanity unit and a walk-in shower cubicle with fixed glazed shower screen and plumbed-in mains pressure shower. The ceramic tiling to both floor and walls complements the suite and there is the benefit of a tall heated chrome towel radiator, recessed LED downlighting and an extractor fan.

Bedroom two is an even larger double room, again fitted with a quality range of wardrobes and bedroom furniture which includes a dressing table.

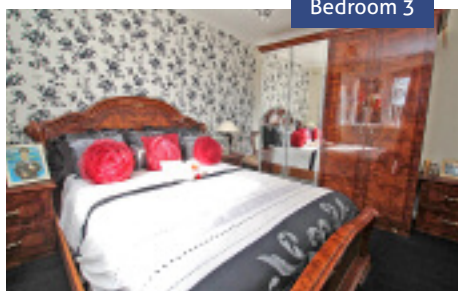
Bedrooms three and four are two further double rooms and there is the benefit of a modern re-equipped bathroom which has a three piece period style suite which includes a dual flush WC, washstand incorporating a storage cupboard with feature basin above and the focal point is a freestanding roll top Victorian style bath with ball and claw feet as well as a chrome mixer

Bedroom 2

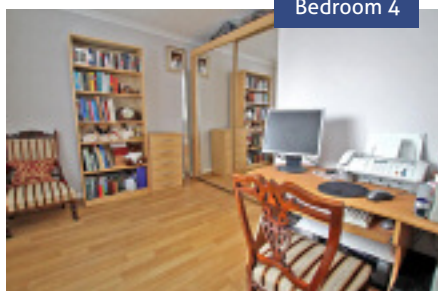




Bedroom 3



Bedroom 4



tap with shower piece. There is feature tiling to both walls and floor and there is the benefit of a heated chrome towel radiator.

The property has UPVC sealed unit double glazed windows and doors, the reassurance of a burglar alarm system and combination gas central heating.

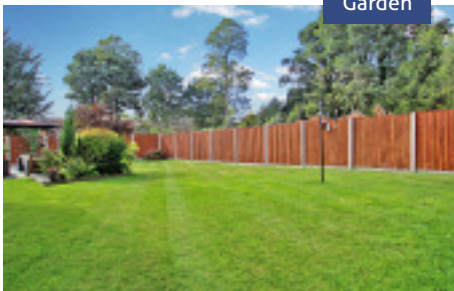
Bedroom 3



Outside, an 87'0 tarmac drive provides extensive parking as well as access to the double garage which has an electric remote control double garage door, power, lighting and both pedestrian access and internal access into the utility room. The extensive gardens are mainly lawned with the property being set back away from the cul-de-sac. There are borders with a wide range of established shrubs and trees and a paved patio with adjacent decking and conservatory which takes full advantage of its southerly aspect. A timber garden shed provides storage.



Garden



Patio



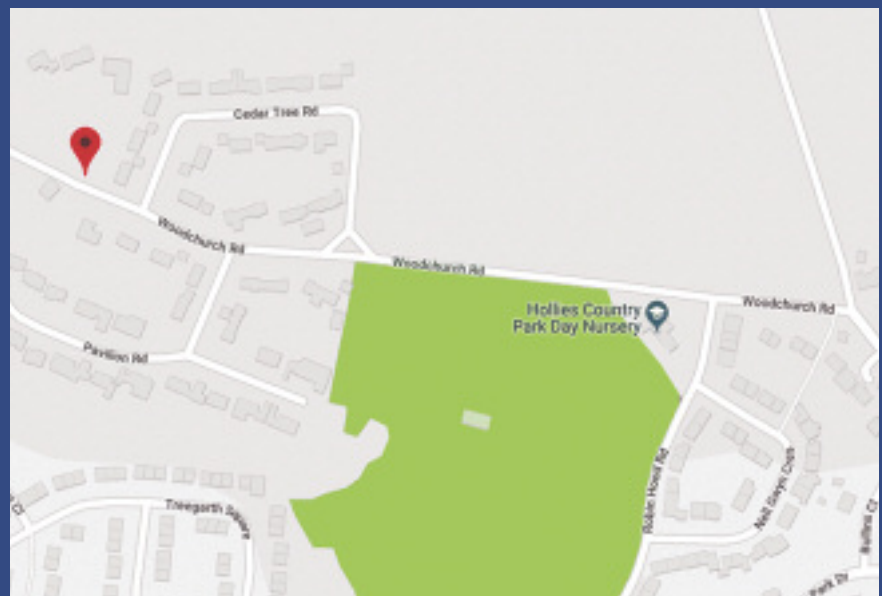
Patio



How to get there

Proceed away from Arnold along Oxclose Lane turning right at the traffic lights onto Queens Bower Road and then right again onto Bestwood Lodge Drive, follow the road all the way to Bestwood Lodge and turn left onto Woodchurch Road where the property will be found at the very end of the road, situated at the bottom of a private drive which is marked as 'No Entry'. (Note: there is no 'For Sale' board and please ignore the 'No Entry' sign in order to view the property).

Please note that the pin on the map designates the centre of the postcode and not the exact location of the property



Property floor plan & measurements - ground floor



GROUND FLOOR

Entrance Hall

4.88m max x 2.29m max
(16'0 max x 7'6 max)

Lounge

6.53m max x 3.58m max
(21'5 max x 11'9 max)

Dining Room

3.45m x 3.15m
(11'4 x 10'4)

Conservatory

4.50m x 4.01m
(14'9 x 13'2)

Family Room/Study/Bedroom Five

2.84m x 2.59m
(9'4 x 8'6)

Dining Kitchen

4.27m x 3.38m
(14'0 x 11'1)

Utility

3.89m x 1.65m
(12'9 x 5'5)

Cloakroom/WC

2.74m x 0.97m
(9'0 x 3'2)

Property floor plan & measurements - first floor



FIRST FLOOR

Bedroom One

4.27m x 3.35m
(14'0 x 11'0)

En-suite

3.10m x 1.42m
(10'2 x 4'8)

Bedroom Two

4.52m max x 3.96m max
(14'10 max x 13'0 max)

Bedroom Three

3.56m x 3.18m
(11'8 x 10'5)

Bedroom Four

3.63m max x 3.25m max
(11'11 max x 10'8 max)

Bathroom/WC

3.10m x 1.88m
(10'2 x 6'2)

OUTSIDE

Double Garage

5.23m x 4.72m
(17'2 x 15'6)

Garden

23.16m width x 10.97m length
(76'0 width x 36'0 length)

205.8 sq metres
(2214.8 sq feet)

Total
Area
(Approx)

North West Facing
Rear Aspect

