

# HoldenCopley

PREPARE TO BE MOVED

Deer Park Drive, Arnold, Nottinghamshire NG5 8SA

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Guide Price £240,000 - £260,000



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GUIDE PRICE: £240,000 - £250,000

## FANTASTIC FAMILY HOME...

This modern detached family house boasts spacious accommodation and will make the perfect home for any growing family. This property is situated in a sought after location within catchment area to great schools and close proximity to local amenities. To the ground floor there is a lounge, a dining room, modern kitchen along with a cloak W/C and a utility room. The first floor carries four bedrooms serviced by a bathroom and en-suite to the master. Outside there is a garage and ample parking to the front and to the rear there is a delightful landscaped garden.

## SOUGHT AFTER LOCATION







- Detached House
- Four Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Utility & W/C
- Bathroom & En-Suite
- Private Enclosed Garden
- Driveway & Garage
- Sought After Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring and provides access into the accommodation

Living Room

14'7" x 13'3" (4.46 x 4.05)  
The living room has a UPVC double glazed window to the front elevation, a radiator, carpeted flooring, coving to the ceiling, a TV point and a feature fireplace with a decorative surround

Dining Room

13'3" x 10'11" (4.06 x 3.35)  
The dining room has carpeted flooring, a radiator, an in-built under stair cupboard, coving to the ceiling and double french doors to the garden

Kitchen

10'5" x 8'5" (3.18 x 2.57)  
The kitchen has a range of gloss base and wall units with rolled edge worktops, a sink and a half with mixer taps and drainer, an integrated oven with a gas hob and extractor fan, space for a fridge freezer, space and plumbing for a dishwasher, tiled flooring, a radiator, recessed spotlights and a UPVC double glazed window to the rear elevation

Utility Room

6'0" x 4'10" (1.83 x 1.48)  
The utility has glossy base and wall units with a rolled edge worktop, space and plumbing for a washing machine, a wall mounted boiler, a radiator, tiled flooring and a single door to the garden

W/C / Cloak

This space has a low level flush WC combined with a vanity unit wash basin, a chrome heated towel rail, tiled flooring, an extractor fan and recessed spotlights

FIRST FLOOR

Landing

The landing has a UPVC double glazed window to the side elevation, carpeted flooring, an in-built cupboard, coving to the ceiling and provides access to the first floor accommodation

Master Bedroom

13'3" x 11'10" (4.06 x 3.61)  
The main bedroom has two UPVC double glazed windows to the front elevation, carpeted flooring, a radiator and access to an en-suite

En-Suite

8'0" x 4'3" (2.44 x 1.32)  
The en-suite has a low level flush WC, a pedestal wash basin, a shower enclosure, wood effect flooring, fully tiled walls, recessed spotlights, an extractor fan and a UPVC double glazed obscure window to the side elevation

Bedroom Two

10'7" x 9'10" (3.24 x 3.02)  
The second bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring, a radiator and loft access

Bedroom Three

8'7" x 8'0" (2.64 x 2.45)  
The third bedroom has a UPVC double glazed window to the front elevation, carpeted flooring, a radiator and loft access

Bedroom Four

10'10" x 6'7" (3.32 x 2.01)  
The fourth bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring and a radiator

Bathroom

8'0" x 5'10" (2.44 x 1.79)  
The bathroom has a low level flush WC, a pedestal wash basin, a panelled bath with an overhead shower and shower screen, a chrome heated towel rail, wood effect flooring, fully tiled walls, recessed spotlights, an extractor fan and a UPVC double glazed obscure window to the side elevation

OUTSIDE

Front

To the front of the property is a driveway with access to a garage

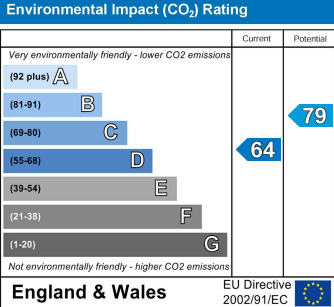
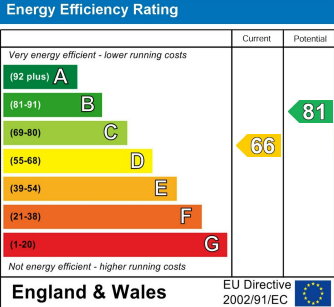
Rear

To the rear of the property is private enclosed garden with decking, a lawn, courtesy lighting, a patio area and fence panelling

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