

# HoldenCopley

PREPARE TO BE MOVED

Ladybank Rise, Arnold, Nottinghamshire NG5 8PG

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Guide Price £250,000 - £260,000

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## SPACIOUS FAMILY HOME...

This four bedroom semi detached property offers an abundance of accommodation suitable for any growing families. Situated in the popular location of Arnold which is host to a range of local amenities such as shops, eateries and excellent transport links into Nottingham City Centre. To the ground floor of the property is a modern kitchen which is open plan to the lounge dining area, the fourth bedroom which is currently being used as a home study perfect for working from home and a ground floor WC. To the first floor of the property is the master bedroom serviced by a shower en-suite and a living room. The second floor carries the final two bedrooms and a family bathroom. Outside to the front of the property is a driveway to provide off road parking and access into the single detached garage, to the rear of the property is a private enclosed garden with patio areas and a lawn.

MUST BE VIEWED







- Semi-Detached
- Four Bedrooms
- Two Bathrooms & Ground Floor WC
- Home Study
- Open Plan Kitchen Living Area
- Off Road Parking
- Single Detached Garage
- Close To Local Amenities
- Well Presented
- Must Be Viewed











GROUND FLOOR

Entrance Hall

6'2" x 13'1" (1.9 x 4.0)

The entrance hall has luxury vinyl flooring, coving to the ceiling, an in-built cupboard, a radiator, carpeted stairs and provides access into the accommodation

W/C

2'7" x 5'2" (0.8 x 1.6)

This space has luxury vinyl flooring, a low level flush WC, a pedestal wash basin with stainless steel mixer taps and tiled splashback and a radiator

Study/ Bedroom Four

8'10" x 6'2" (2.69m x 1.88m)

This space has carpeted flooring, a radiator and a UPVC double glazed window to the front elevation

Kitchen

5'10" x 9'10" (1.8 x 3.0)

The kitchen has tiled flooring, a range of fitted base and wall units with rolled edge countertops, a stainless steel sink and a half with a mixer tap and a drainer, an integrated oven with a gas hob, stainless steel splashback and an extractor hood, space and plumbing for a washing machine and a dishwasher, tiled flooring, space for a fridge freezer and is open plan to the lounge diner

Lounge Diner

12'5" x 15'5" (3.8 x 4.7)

This space has laminate flooring, an in-built under stairs cupboard, a radiator, a TV point, space for a dining table, UPVC double glazed windows to the rear of the property and UPVC double glazed French doors to the rear of the property

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator and provides access to the first floor accommodation

Living Room

12'5" x 11'5" (3.8 x 3.5)

This space has carpeted flooring and two UPVC double glazed windows to the front elevation

Bedroom One

12'5" x 9'6" (3.8 x 2.9)

The main bedroom has carpeted flooring, a radiator, two UPVC double glazed windows to the rear elevation and provides access into the en-suite

En-Suite

The en-suite has wood effect flooring, a low level flush WC, a pedestal wash basin with stainless steel mixer taps, a shower enclosure with a wall mounted shower fixture and glass sliding shower screen, partially tiled walls, a radiator, an extractor fan and a UPVC double glazed window to the side elevation

SECOND FLOOR

Landing

The landing has carpeted flooring, a radiator and provides access to the second floor accommodation

Bedroom Two

12'9" x 9'6" (3.9 x 2.9)

The second bedroom has carpeted flooring, an in-built cupboard, a loft hatch, a radiator and a Velux window

Bedroom Three

12'9" x 8'6" (3.9 x 2.6)

The third bedroom has carpeted flooring, an in-built cupboard, a radiator, a UPVC double glazed window to the front elevation and a Velux window

Bathroom

5'6" x 6'2" (1.7 x 1.9)

The bathroom has tiled flooring, a low level flush WC, a pedestal wash basin with stainless steel mixer taps, a panelled bath with a wall mounted shower fixture and glass shower screen, partially tiled walls, a radiator, an extractor fan and a UPVC double glazed window to the side elevation

OUTSIDE

Front

To the front of the property is a driveway to provide off road parking for up to three vehicles, various plants, access into the single detached garage and courtesy lighting

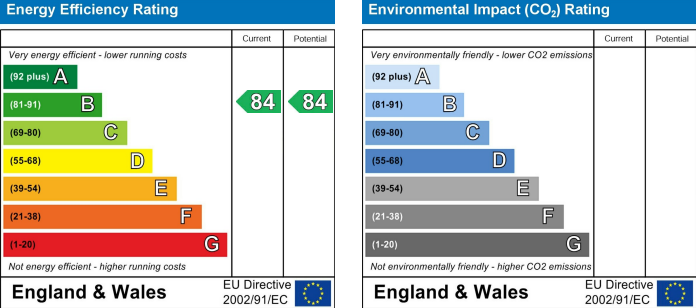
Rear

To the rear of the property is a private enclosed garden with a lawn, a decked patio area with wooden pergola, an additional elevated seating area, various plants and shrubs, outdoor power points and panelled fencing

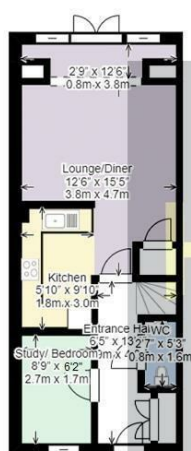
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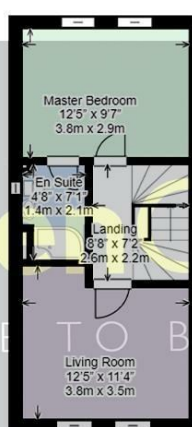
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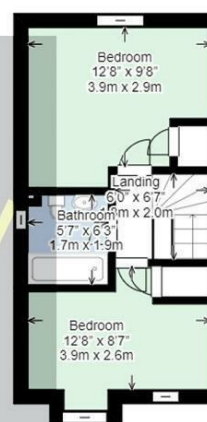
# Ladybank Rise, Arnold, Nottinghamshire NG5 8PG



Approx. Gross Internal Area of the Ground floor:  
**366.83 Sq Ft - 34.08 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**1010.84 Sq Ft - 93.91 Sq M**



Approx. Gross Internal Area of the 1st floor:  
**342.4 Sq Ft - 31.81 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**1010.84 Sq Ft - 93.91 Sq M**



Approx. Gross Internal Area of the 2nd floor:  
**301.6 Sq Ft - 28.02 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**1010.84 Sq Ft - 93.91 Sq M**

All sizes and areas are approximate and for identification only. Not to scale.  
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