

HoldenCopley

PREPARE TO BE MOVED

Roxburgh Close, Arnold, Nottinghamshire NG5 8RN

Guide Price £270,000

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GUIDE PRICE: £270,000 - £280,000

A WEALTH OF SPACE THROUGHOUT

This four bedroom semi detached house is presented to an exceptionally high standard and boasts an abundance of space throughout making it the perfect family home! The property is situated in a highly sought after development within close proximity to Arnold Town Centre, various schools and excellent transport links.

To the ground floor there is an entrance hall, a WC, a bedroom and an extended open plan living space with a modern kitchen. The first floor has a lounge and a double bedroom which benefits from an en-suite.

The second floor carries two additional good sized bedrooms serviced by the three piece bathroom suite.

Outside to the front of the property is a driveway providing ample off road parking with access to the garage and to the rear is a private landscaped garden.

MUST BE VIEWED





- Semi Detached House
- Four Bedrooms
- Open Plan Living
- Lounge
- Modern Kitchen Diner
- Three Piece Bathroom Suite
- En-Suite & Downstairs WC
- Private Landscaped Garden
- Driveway & Garage
- Freehold





GROUND FLOOR

Entrance Hall

The entrance hall has a storage cupboard, wood effect flooring, LED spotlights on the ceiling, a radiator and provides access into the accommodation

WC

The WC has a low level flush WC, a hand wash basin, part tiled walls, wood effect flooring and a radiator

Bedroom Four / Office

6'0" x 9'1" (1.85 x 2.79)

The fourth bedroom has a radiator and a double glazed window

Kitchen / Living Space

10'11" x 19'10" (3.35 x 6.06)

The kitchen / living space has a range of base and wall units, a stainless steel sink and a half with mixer taps, an integrated oven, a gas hob with an extractor fan, an integrated fridge freezer, an integrated washing machine, an integrated dishwasher, a TV point, an under stairs storage cupboard, wood effect flooring, LED spotlights on the ceiling and a radiator

Dining Room / Conservatory

10'11" x 9'10" (3.35 x 3.01)

The dining room has ceramic wood effect tiled flooring, underfloor heating, a door to the side elevation and patio doors leading to the rear garden

FIRST FLOOR

Landing

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

Master Bedroom

12'10" x 9'10" (3.92 x 3.02)

The main bedroom has a TV point, a radiator, two double glazed windows and access into the en-suite

En-Suite

4'11" x 4'8" (1.52 x 1.43)

The en-suite has a low level flush WC, a hand wash basin, a shower enclosure with an overhead shower, part tiled walls, wood effect flooring, a radiator and a double glazed window

Lounge

12'10" x 11'10" (3.92 x 3.61)

The lounge has a TV point, LED spotlights on the ceiling, a radiator and two double glazed windows

SECOND FLOOR

Landing Two

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

Bedroom Two

12'10" x 11'0" (3.92 x 3.37)

The second bedroom has a storage cupboard, a loft hatch, a radiator and a Velux window

Bedroom Three

12'10" x 6'9" (3.92 x 2.06)

The third bedroom has a storage cupboard, a radiator, a double glazed window and a Velux window

Bathroom

6'4" x 6'5" (1.94 x 1.96)

The bathroom has a low level flush WC, a hand wash basin, a bath, part tiled walls, a radiator and a double glazed window

OUTSIDE

Front

To the front of the property is a driveway providing ample off road parking with access to the garage

Rear

To the rear of the property is a private landscaped garden with a lawn, Indian sandstone patio, raised planters and outdoor lighting

Garage

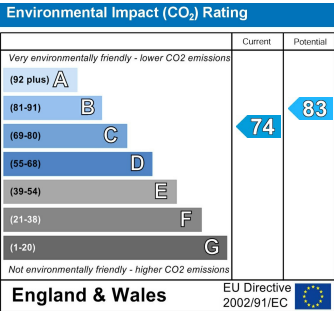
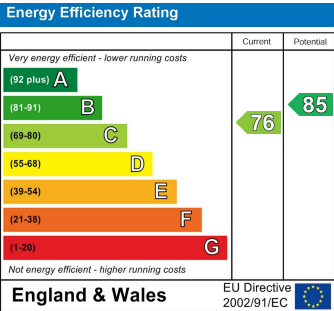
9'6" x 17'11" (2.91 x 5.47)

The garage has electricity and lighting

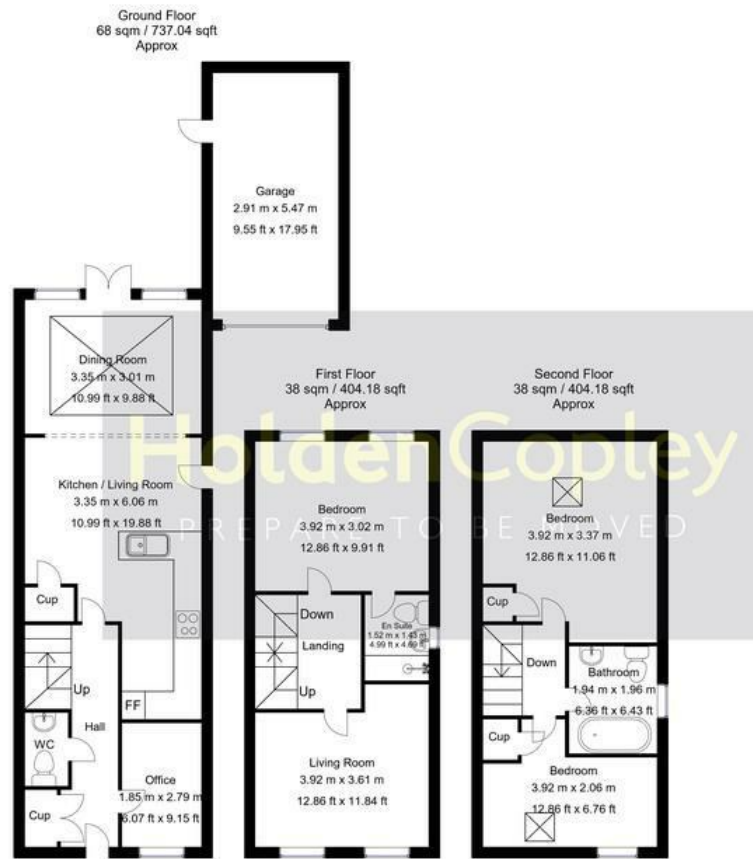
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0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

sales@holdencopley.co.uk

www.holdencopley.co.uk

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