

HoldenCopley

PREPARE TO BE MOVED

Angela Close, Arnold, Nottingham NG5 8HW

Guide Price £270,000

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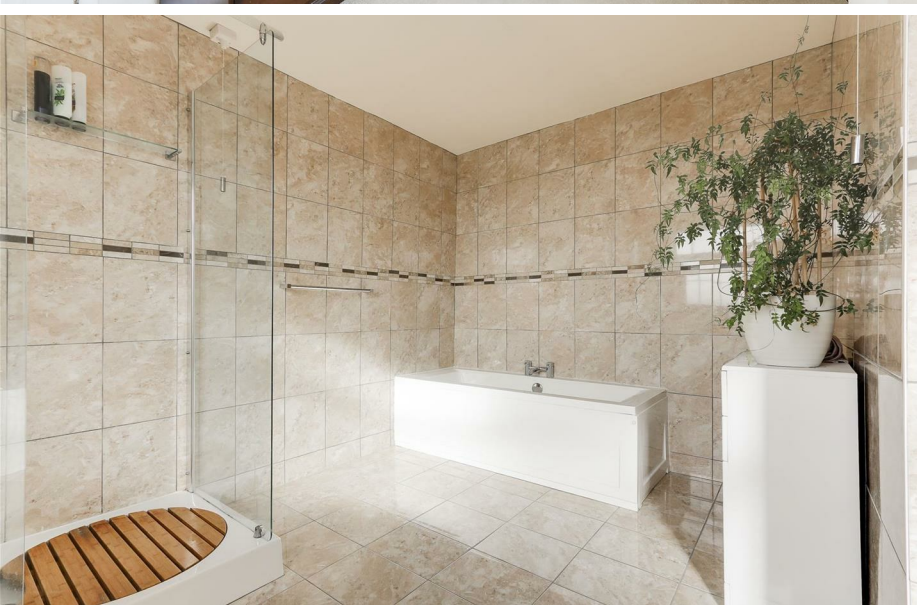
GUIDE PRICE: £270,000 - £280,000

LOCATION, LOCATION, LOCATION

This modern detached house is situated in a highly regarded location within catchment for Redhill Academy. The property is exceptionally well presented throughout and is ready to move straight into. Properties in this location normally sell very quickly we therefore strongly recommend an early viewing. To the ground floor there is an entrance hallway, family sized lounge along with a modern kitchen diner. The first floor has three good sized bedrooms serviced by a fantastic sized modern four piece bathroom suite. Outside there is a garage and ample parking to the front and to the rear there is a generous sized enclosed garden.

MUST BE VIEWED





- Modern Detached
- Three Bedrooms
- Four Piece Bathroom
- Modern Kitchen
- Family Sized Lounge Diner
- Garage and Parking
- Generous Garden
- Great Family Home
- Well Presented
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall provides access to the ground floor accommodation.

Lounge Diner

22'7" x 13'9" (6.9 x 4.2)

The lounge diner has an electric fire, a TV point, two radiators, a double glazed window, access to the under-stair storage cupboard and sliding doors leading to the rear of the property.

Kitchen

15'5" x 9'10" (4.7 x 3.0)

The kitchen has a range of base and wall units, a breakfast bar with space for seating, recessed lighting, space and plumbing for a washing machine and dishwasher, a radiator, integrated fridge freezer, space for a cooker, a sink and a half, mixer taps and drainer, two double glazed windows and access to the rear of the property.

FIRST FLOOR

Landing

The landing has a built in storage cupboard and provides access to the first floor accommodation.

Master Bedroom

15'1" x 11'5" (4.6 x 3.5)

The master bedroom has two double glazed windows, a radiator and a TV point.

Bedroom Two

11'5" x 10'2" (3.5 x 3.1)

The second bedroom has a double glazed window , a TV point and a radiator.

Bedroom Three

10'5" x 8'10" (3.2 x 2.7)

The third bedroom has a double glazed window and a radiator.

Bathroom

14'9" x 11'5" (4.5 x 3.5)

The bathroom has two double glazed windows, a walk in shower, a hand basin, a low level flush and a radiator.

Garage

14'9" x 8'10" (4.5 x 2.7)

The garage provides ample storage.

OUTSIDE

Front

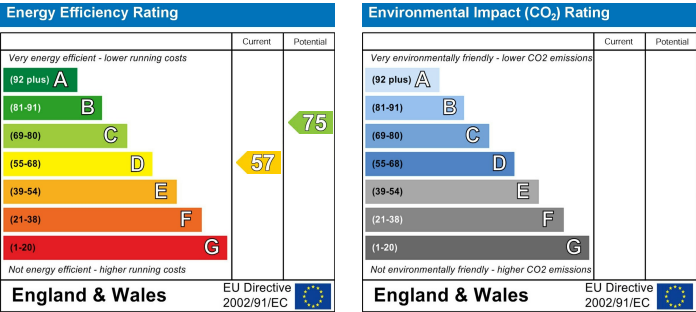
To the front of the property there is ample off road parking and gated access to the rear of the property.

Rear

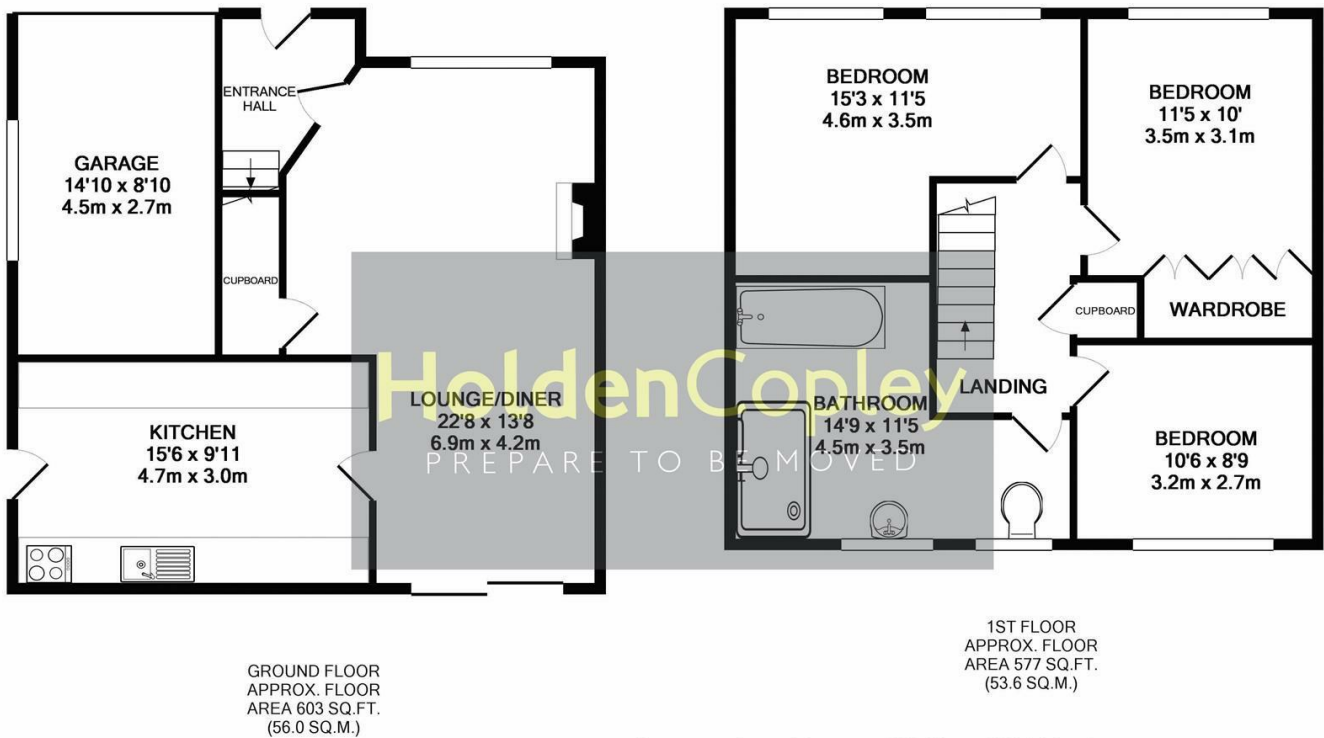
To the rear of the property there is a low maintenance and a patio.

Disclaimer

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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