

# HoldenCopley

PREPARE TO BE MOVED

Patricia Drive, Arnold, Nottinghamshire NG5 8EH

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**£800 Per Month**

Patricia Drive, Arnold, Nottinghamshire NG5 8EH



## PERFECT FAMILY HOME....

This detached house would make a great home for any family with it offering plenty of space throughout and being located in close proximity to brilliant local schools as well as Arnold Town Centre. The ground floor has a great sized lounge, dining room and kitchen along with a W.C. The first floor carries three bedrooms and the bathroom. Outside there is an enclosed garden, garage and off street parking.

AVAILABLE AUGUST!!





- Detached House
- Family Sized Lounge
- Dining Room
- Ground Floor WC
- Kitchen
- Three Bedrooms
- Bathroom
- Enclosed Garden
- Driveway And Garage
- Available August





## GROUND FLOOR

### Entrance Hall

The entrance hall has an under stair storage cupboard and provides access into the accommodation

### Living Room

22'3" × 10'9" (6.8 × 3.3)

The living room has two radiators, a fireplace with a brick feature wall, wooden flooring, an aerial point and a double glazed window

### Kitchen

11'1" × 8'2" (3.4 × 2.5)

The kitchen has a range of base and wall units, a sink with mixed taps, an integrated oven with gas hob and extractor fan, space and plumbing for a washing machine, a radiator, tiled walls, Vinyl flooring, spotlights on the ceiling, a double glazed window and access to the rear

### Dining Room

14'1" × 10'9" (4.3 × 3.3)

The dining room has a radiator, a loft hatch, a double glazed window, wood effect laminate flooring and access to the rear

### Bathroom

10'2" × 3'7" (3.1 × 1.1)

The bathroom has a low level flush WC, a hand wash basin, a shower, an extractor fan, a radiator, part tiled walls, tiled flooring, a bi fold door and a double glazed window

## FIRST FLOOR

### Landing

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

### Master Bedroom

13'5" × 10'9" (4.1 × 3.3)

The main bedroom has a double glazed window, a radiator and built in storage

### Bedroom Two

10'9" × 10'9" (3.3 × 3.3)

The second bedroom has a double glazed window and a radiator

### Bedroom Three

6'6" × 6'6" (2.0 × 2.0)

The third bedroom has a double glazed window and a radiator

### Bathroom

6'6" × 5'2" (2.0 × 1.6)

The bathroom has a hand wash basin, a vanity unit, a bath with an overhead shower, tiled walls, Vinyl flooring and a double glazed window

### W/C

This space has a low level flush WC and a double glazed window

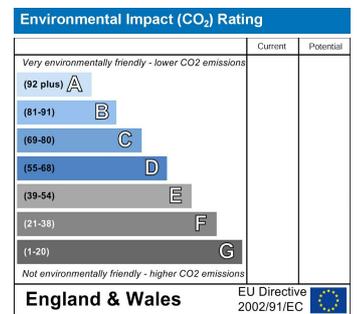
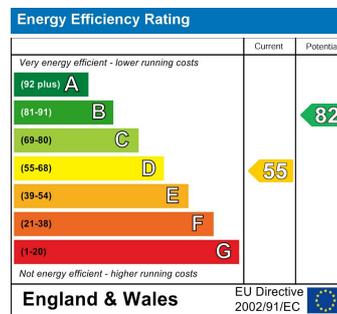
## OUTSIDE

### Front

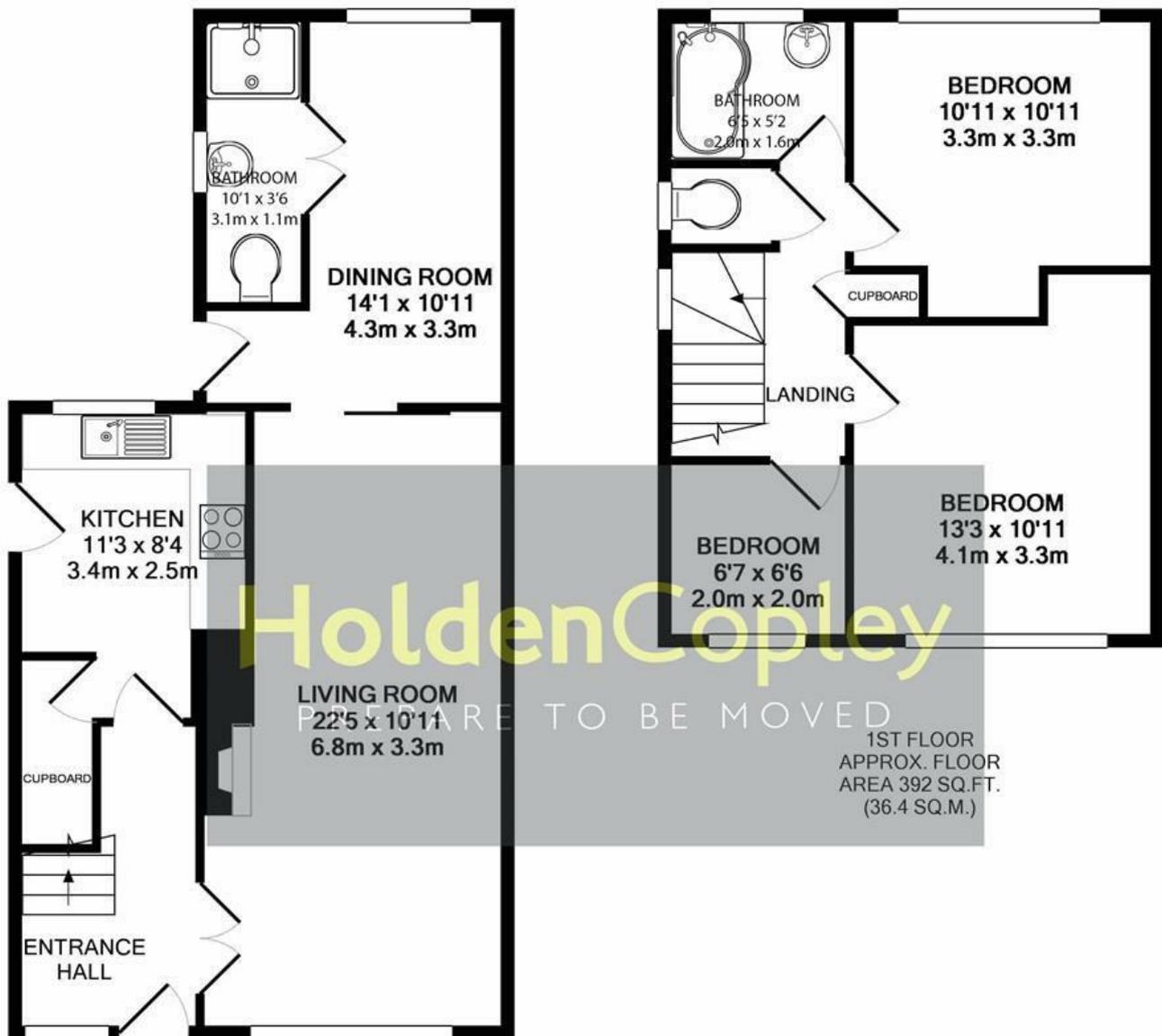
To the front of the property is a low maintenance garden with a driveway

### Rear

To the rear of the property is a tiered garden with a patio area, a lawn and a range of plants and shrubs



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GROUND FLOOR  
APPROX. FLOOR  
AREA 538 SQ.FT.  
(50.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 930 SQ.FT. (86.4 SQ.M.)

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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