

# HoldenCopley

PREPARE TO BE MOVED

Norbett Road, Arnold, Nottinghamshire NG5 8EA

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Guide Price £285,000 - £320,000

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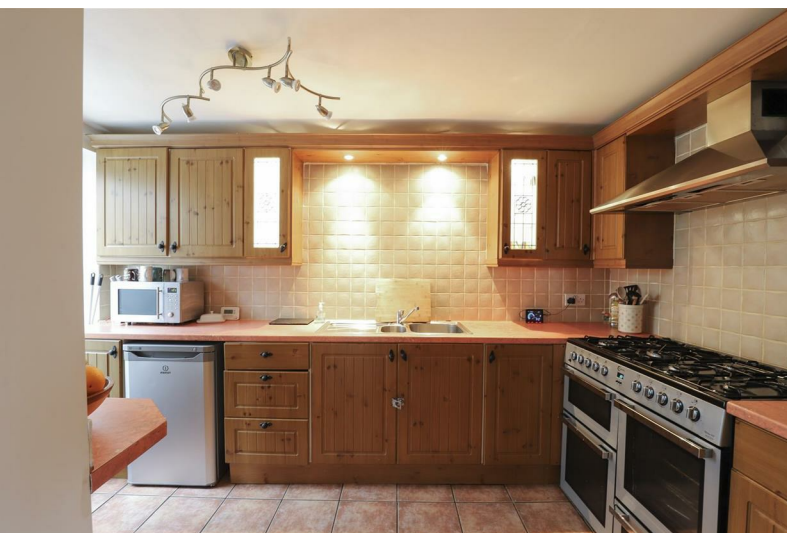


GUIDE PRICE: £285,000 - £300,000

## GREAT FAMILY HOME IN POPULAR LOCATION...

This detached house would be the perfect purchase for any family buyer as the property offers spacious accommodation spanning across three floors and ready for you to move straight into. This property is situated in a sought after location within easy reach of the excellent amenities and facilities Arnold has to offer along with catchment to great school and regular access into the City Centre. To the ground floor is a good sized lounge / diner, a fitted kitchen and a conservatory complete with a W/C and a bedroom / study. The first floor offers three good sized bedrooms serviced by two bathroom suites and upstairs on the second floor is a large, useful loft room with eaves storage. Outside to the front is a gated driveway and to the side and rear of the property is a private enclosed south-facing garden.

MUST BE VIEWED







- Detached Family Home
- Four Bedrooms
- Spacious Lounge / Diner
- Fitted Kitchen
- Conservatory
- Two Bathrooms & Ground Floor W/C
- Loft Room With Eaves Storage
- Off Road Parking
- South-Facing Garden
- Popular Location











GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, a recessed spotlight and a single UPVC door providing access into the accommodation

Lounge / Diner

23'11" x 12'5" (7.3 x 3.8)

The lounge has a UPVC double glazed stained glass bay window to the front elevation, further UPVC double glazed stained glass obscure windows to the side elevation, a single glazed window to the rear elevation, laminate flooring, a TV point, two radiators, space for a dining table and a feature fireplace with a decorative surround

Kitchen

12'1" x 9'10" (3.7 x 3.0)

The kitchen has a range of fitted base and wall units with rolled edge worktops, a stainless steel sink and a half with mixer taps and drainer, space for a range cooker, an extractor fan, space and plumbing for a washing machine / dishwasher, space for a fridge freezer, tiled flooring, tiled splashback and a sliding patio door to the conservatory

Conservatory

22'3" x 6'2" (6.8 x 1.9)

The conservatory has tile effect flooring, a radiator, a polycarbonate roof, wall light fixtures, a range of UPVC double glazed windows to the rear elevation and two set of sliding patio doors to provide access to the rear garden

W/C

This space has a low level flush W/C

Bedroom Four / Study

7'6" x 6'2" (2.3 x 1.9)

This room has a UPVC double glazed window to the front elevation, a UPVC double glazed stained glass window to the side elevation, carpeted flooring, a wood panelled wall, an in-built under stair open cupboard and a radiator

FIRST FLOOR

Landing

7'2" x 2'3" (2.2 x 0.7)

The landing has carpeted flooring, recessed spotlights, access to the first floor accommodation and provides access to the attic room via a drop down ladder

Bedroom One

13'1" x 12'5" (4.0 x 3.8)

The main bedroom has a UPVC double glazed stained glass bay window to the front elevation, carpeted flooring, a radiator and access into the en-suite

En-Suite

7'6" x 6'10" (2.3 x 2.1)

The en-suite has a low level flush W/C, a pedestal wash basin, a \*P shaped bath, a chrome heated towel rail, tiled splashback, carpeted flooring, an extractor fan and a UPVC double glazed stained glass obscure window to the front elevation

Bedroom Two

13'9" x 6'6" (4.2 x 2.0)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator and wood effect flooring

Bedroom Three

10'2" x 7'10" (3.1 x 2.4)

The third bedroom has a UPVC double glazed window to the rear elevation, coving to the ceiling, a radiator and wood effect flooring

Bathroom

7'2" x 7'2" (2.2 x 2.2)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a wall mounted electric shower fixture, a radiator, wood effect flooring, tiled splashback and a UPVC double glazed obscure window to the rear elevation

SECOND FLOOR

Attic Room

13'9" x 7'6" (4.2 x 2.3)

The attic room has two Velux windows, exposed beams on the walls and ceilings, carpeted flooring, two radiators, recessed spotlights and eaves storage

Eaves Storage

11'5" x 9'2" (3.5 x 2.8)

OUTSIDE

Front

To the front of the property is a walled garden with a gated driveway and a range of decorative plants and shrubs

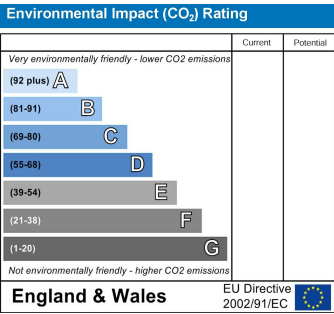
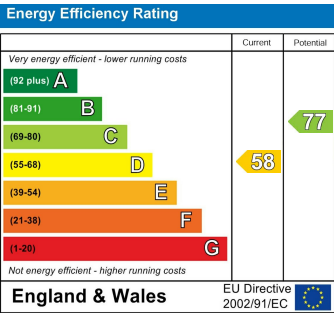
Rear

To the side and rear of the property is a private enclosed south-facing garden with a patio area, a lawn, a shed, a range of mature plants and shrubs, fence panelling, an outdoor tap and double gates for off road parking

DISCLAIMER

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**FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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