

HoldenCopley

PREPARE TO BE MOVED

Arno Vale Road, Woodthorpe, Nottinghamshire NG5 4JH

Guide Price £300,000 - £320,000

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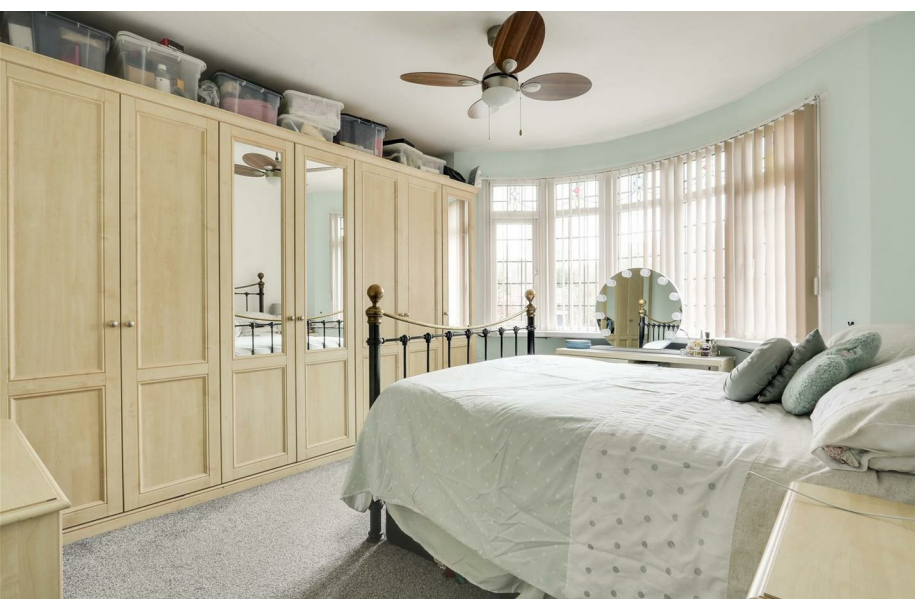
GUIDE PRICE: £300,000 - £320,000

PERFECT FAMILY HOME

This three bedroom extended detached house offers an abundance of space and would make a fantastic home for any family buyer. Situated in a highly regarded location, close to excellent schools, parks, shops and excellent transport links, this property must be viewed to be appreciated. To the ground floor is a grand entrance hall, a W/C, three reception rooms and a fabulous kitchen diner. The first floor carries three bedrooms, all benefiting from large fitted storage space, serviced by a three piece bathroom suite and an additional W/C. Outside to the front is a driveway and a garage providing ample off road parking and to the rear is a well maintained private enclosed garden.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Large Kitchen Diner
- Three Reception Rooms
- Bathroom & Two W/C's
- Well Maintained Garden
- Driveway & Garage
- Sought After Location
- Boarded Loft For Storage
- Fitted Security Alarm





GROUND FLOOR

Entrance Hall

The entrance hall has wooden flooring, a radiator, an under stair storage cupboard and provides access into the accommodation

W/C

This space has a low level flush WC, a hand wash vanity unit with base cupboards, a stained glass window, partially tiled walls and a new wall mounted boiler which is serviced yearly

Living Room

13'10" x 11'9" (4.22 x 3.59)

The living room has a UPVC double glazed bay window to the front elevation, carpeted flooring, original coving to the ceiling and a feature fireplace with a decorative mantelpiece and marble effect hearth

Family Room

12'3" x 13'11" (3.74 x 4.26)

The family has wood effect laminate flooring, an aerial point featuring both Sky and Virgin cabling, original coving to the ceiling, a radiator, a feature fireplace with a decorative mantelpiece and a marble effect hearth, UPVC double glazed windows to the rear elevation and double french doors opening out to the garden

Study

10'0" x 9'0" (3.06 x 2.76)

The study has UPVC double glazed windows to the rear elevation, a radiator, carpeted flooring and a single door providing access to the rear

Kitchen Diner

21'2" x 8'8" (6.46 x 2.66)

The kitchen has a range of base and wall units with rolled edge work surfaces, under counter LED spotlights, a stainless steel sink with mixer taps and drainer, an integrated oven and grill, a gas hob with a pull out extractor hood, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for a fridge freezer, space for a dining table, wood effect laminate flooring, tiled splash back, a radiator, original coving to the ceiling and two UPVC double glazed windows to the rear and side elevation

FIRST FLOOR

Landing

The landing has a UPVC double glazed stained glass window to the side elevation, carpeted flooring, a loft hatch and provides access to the first floor accommodation

Master Bedroom

14'1" x 11'5" (4.30 x 3.49)

The main bedroom has a UPVC double glazed stained glass bay window to the front elevation, carpeted flooring, a radiator, large fitted wardrobes and a ceiling fan

Bedroom Two

13'6" x 12'2" (4.14 x 3.72)

The second bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring, large fitted wardrobes and a radiator

Bedroom Three

8'5" x 8'0" (2.59 x 2.46)

The third bedroom has a UPVC double glazed stained glass window to the front elevation, carpeted flooring, a fitted sliding door wardrobe and a radiator

Bathroom

9'1" x 6'10" (2.77 x 2.10)

The bathroom has a low level flush WC, a hand wash vanity unit, a bath with an overhead shower and an electric shower, spotlights on the ceiling, an extractor fan, tiled walls, a radiator and a UPVC double glazed window to the rear elevation

W/C

This space has a low level flush WC, partially tiled walls and a UPVC double glazed window to the side elevation

OUTSIDE

Front

To the front of the property is a garden with gated entry, a lawn, a driveway and access into the garage

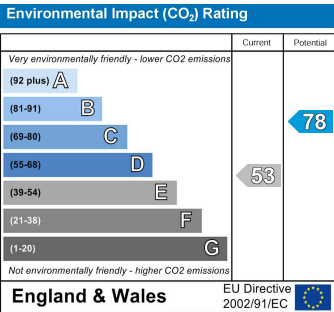
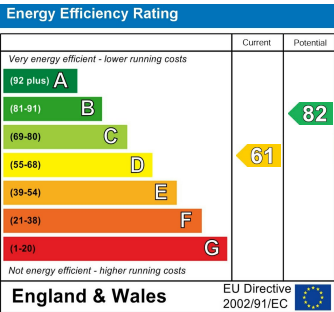
Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, a shed, hedge borders and a range of plants, shrubs and an apple tree

DISCLAIMER

The extension to the rear of the property was built prior to the vendors purchase 20 years ago and are unable to confirm that it meets the building regulations standards.
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