

# HoldenCopley

PREPARE TO BE MOVED

Calverton Road, Arnold, Nottinghamshire NG5 8FH

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Guide Price £375,000

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OPEN DAY SATURDAY 30TH SEPTEMBER 10AM -11AM VIEWING BY APPOINTMENT ONLY

GUIDE PRICE: £375,000 - £400,000

PREPARE TO BE IMPRESSED...

This three storey house has had a full and extensive makeover and wouldn't be out of place in a house and home magazine. The current owners have invested a lot of time, money and effort to create a truly magnificent family home. It looks fantastic on the pictures, but it's better through the front door. The ground floor has a stunning kitchen with a full range of integrated appliances, this flows into both the dining room and family sized lounge. A feature staircase runs throughout the property and leads to the first floor which has the master suite complete with a dressing area and en-suite bathroom. This floor also has a further two double bedrooms serviced by a modern shower room. The second floor landing has original beams and provides access to three double bedrooms and another modern bathroom. Outside there is parking and to the front there is a private garden with a generous sized decked patio area. Properties of this specification and standard are truly a rarity to the open market.

\*360 VIRTUAL TOUR AVAILABLE\*





- Five Double Bedrooms
- Three Bathrooms
- Stunning Kitchen
- Two Reception Rooms
- Utility and Cellar
- Three Storey
- Some Original Features
- Parking
- Decked Garden
- No Upward Chain





## ACCOMMODATION

### Ground Floor:

#### Entrance Hallway

The hallway has a radiator, a window and provides access to the ground floor accommodation

#### Lounge

20'11" x 11'10" (6.40 x 3.62)

The lounge has two windows, TV point, a feature living flame fire with bespoke surround and a radiator

#### Dining Room

11'10" x 11'10" (3.62 x 3.61)

This room has a window, a radiator, space for a dining table and French doors leading to the lounge area

#### Kitchen

20'11" x 12'5" (6.40 x 3.80)

The kitchen has a range of bespoke base and wall units, granite work surfaces, under unit lighting, a sink and a half with drainer and mixer taps, two integrated ovens, hob, extractor fan, recessed spotlights, space for an American style fridge freezer, a built in microwave, space for a wine cooler, a breakfast bar, a storage cupboard and a window

### First Floor:

#### Landing

The landing provides access to the first floor accommodation

#### Master Bedroom

11'11" x 11'11" (3.65 x 3.64)

The main bedroom has a window, radiator and original beams to the ceiling

#### Dressing Area

11'11" x 6'6" (3.64 x 2.00)

The dressing area has recessed spotlights, a frosted window and a range of built in storage and wardrobes

#### En-Suite

11'4" x 6'2" (3.47 x 1.90)

The en-suite has a bath with hand held shower, corner shower enclosure with waterfall style shower, low level flush WC, hand basin with storage, a chrome heated ladder towel rail, tiled walls, tiled flooring and a window

#### Bedroom Two

13'5" x 11'11" (4.10 x 3.64)

This bedroom has a window, a radiator and original feature beams to the ceiling

#### Shower Room

7'6" x 6'10" (2.30 x 2.10)

This room has a corner shower enclosure with mains fed shower, low level flush WC, hand basin with pedestal, feature beams to the ceiling, tiled walls, tiled flooring and a window

### Second Floor:

#### Landing

The landing has loft access, a window, feature beams and also provides access to the second floor accommodation

#### Bedroom Three

13'5" x 12'3" (4.10 x 3.75)

This bedroom has a window and a radiator

#### Bedroom Four

12'6" x 11'10" (3.83 x 3.61)

This bedroom has a window and a radiator

#### Bedroom Five

11'8" x 11'7" (3.57 x 3.54)

This bedroom has a window and a radiator

#### Bathroom

7'4" x 6'10" (2.25 x 2.10)

The bathroom has a bath with mains fed waterfall style shower over, low level flush WC, hand basin with pedestal, chrome heated ladder towel rail, recessed spotlights, tiled walls and a window

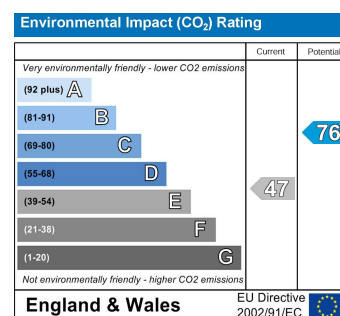
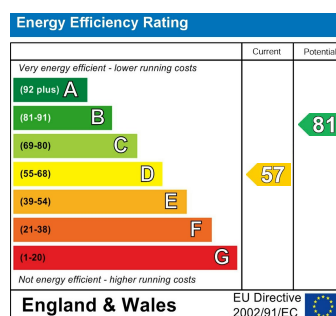
### Outside:

#### Front

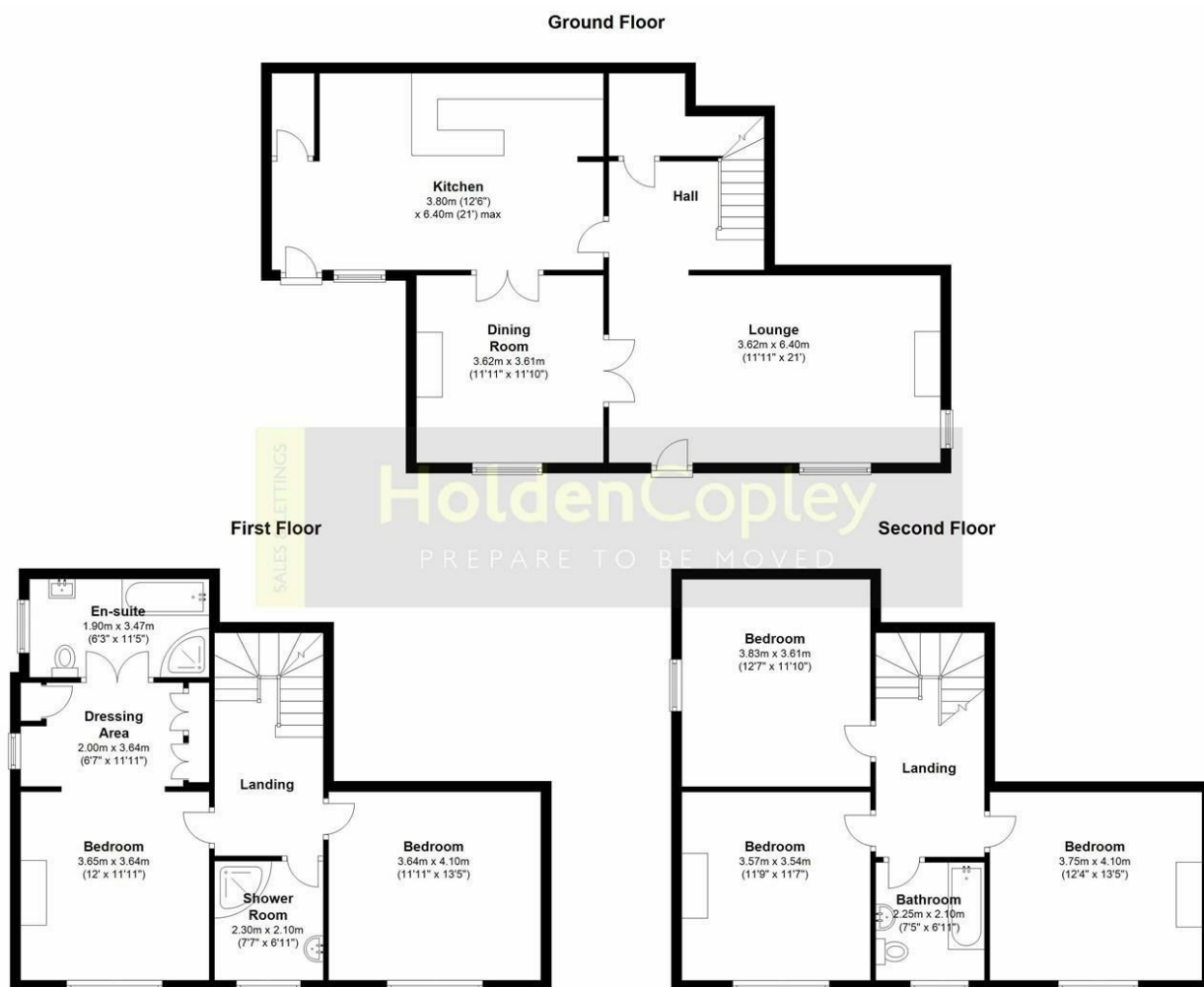
To the front of the property there is a private, enclosed garden which is fully decked and has a range of established plants and shrubs

#### Side

To the side of the property there is off-street parking



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This Plan is for illustrative purposes only and may not be representative of the property. Plan not to scale.  
Plan produced using PlanUp.

**0115 8969 800**

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

[sales@holdencopley.co.uk](mailto:sales@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)