

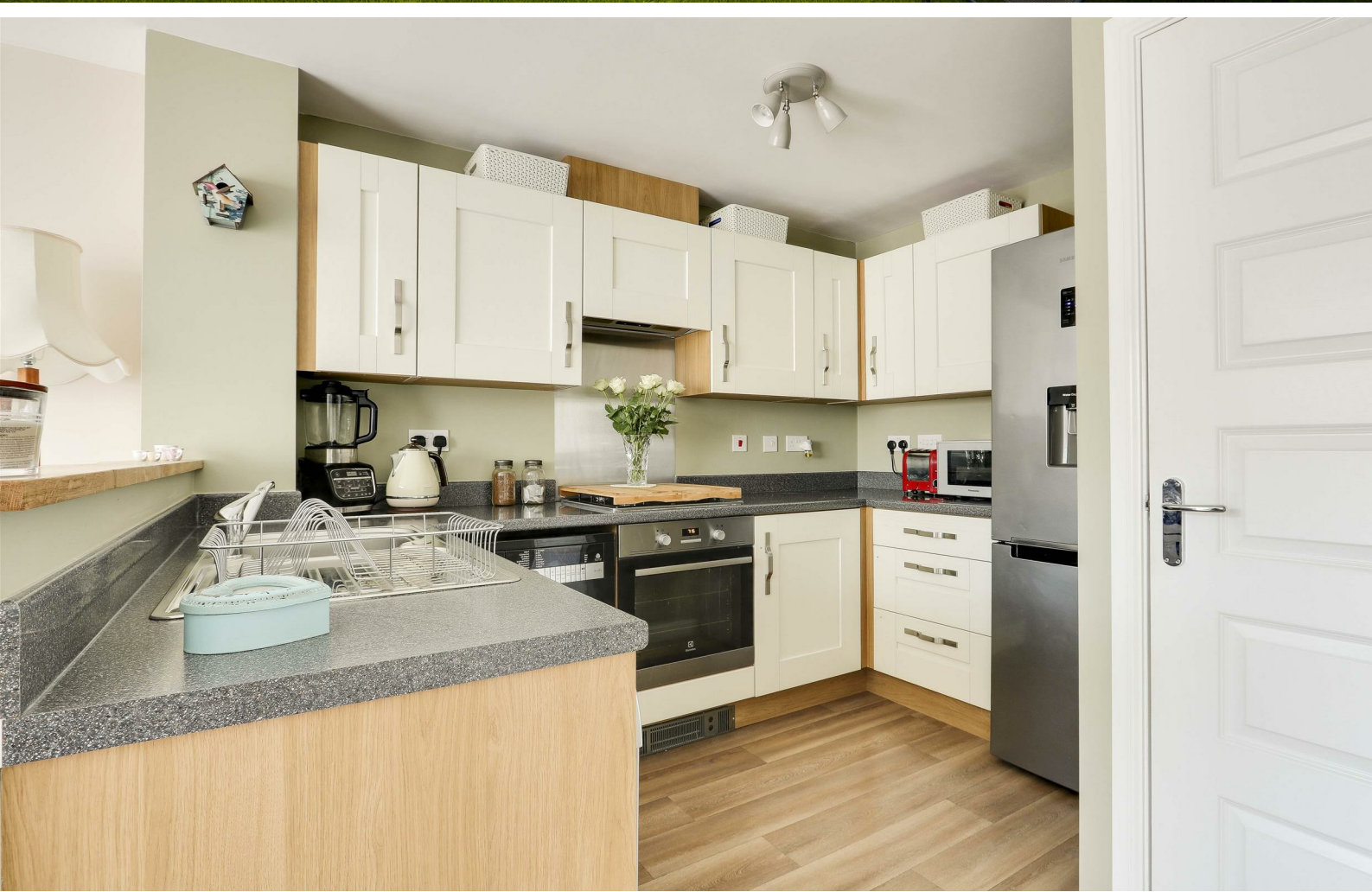
HoldenCopley

PREPARE TO BE MOVED

Roxburgh Close, Arnold, Nottinghamshire NG5 8RN

Guide Price £250,000

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GUIDE PRICE: £250,000 - £270,000
LOCATION, LOCATION, LOCATION

This extended four bedroom semi detached house is situated in a highly sought after location with easy access into Arnold Town Centre, various schools and excellent transport links. The property boasts a wealth of space and is exceptionally well presented throughout making an excellent home for any family buyer.

To the ground floor there is an entrance hall, a WC, a bedroom and an open plan kitchen living space.

The first floor carries a good sized lounge and a double bedroom which benefits from an en-suite.

Upstairs, to the second floor are two additional bedrooms serviced by the three piece bathroom suite.

Outside to the front of the property is a driveway providing off road parking with access to the garage and to the rear is a private enclosed garden.

MUST BE VIEWED





- Semi Detached House
- Four Bedrooms
- Open Plan Living
- Lounge
- Modern Kitchen Diner
- Three Piece Bathroom Suite
- En-Suite & Downstairs WC
- Private Enclosed Garden
- Driveway & Garage
- Freehold





GROUND FLOOR

Entrance Hall

The entrance hall has a storage cupboard, wood effect flooring, a radiator and provides access into the accommodation

WC

The WC has a low level flush WC, a hand wash basin, part tiled walls, wood effect flooring and a radiator

Bedroom Four / Office

9'2" x 6'1" (2.80 x 1.86)

The fourth bedroom has wood effect flooring, a radiator and a double glazed window

Kitchen

10'7" x 9'4" (3.25 x 2.86)

The kitchen has a range of base and wall units, a stainless steel sink and a half with mixer taps, an integrated oven, a hob with an extractor fan, space for a fridge freezer, space and plumbing for a washing machine, space and plumbing for a dishwasher and wood effect flooring

Living Space

11'5" x 9'9" (3.49 x 2.99)

The living space has a TV point, an under stairs storage cupboard and wood effect flooring

Dining Area

11'5" x 9'5" (3.49 x 2.89)

The dining area has space for a dining table, underfloor heating, a door providing access to the rear garden and bi-folding doors leading to the rear garden

FIRST FLOOR

Landing

The landing has radiator and provides access to the first floor accommodation

Lounge

12'10" x 10'2" (3.92 x 3.11)

The lounge has a TV point and two double glazed windows

Master Bedroom

13'1" x 9'11" (3.99 x 3.03)

The main bedroom has a radiator, two double glazed windows and access into the en-suite

En-Suite

The en-suite has a low level flush WC, a hand wash basin, a shower enclosure with an overhead shower, part tiled walls, a radiator and a double glazed window

SECOND FLOOR

Landing Two

The landing has a radiator and provides access to the second floor accommodation

Bedroom Two

12'11" x 10'4" (3.94 x 3.17)

The second bedroom has a storage cupboard, a loft hatch, a radiator and a Velux window

Bedroom Three

12'10" x 9'5" (3.93 x 2.89)

The third bedroom has a storage cupboard, a radiator, a double glazed window and a Velux window

Bathroom

6'5" x 5'11" (1.96 x 1.81)

The bathroom has a low level flush WC, a hand wash basin, a bath, part tiled walls, a radiator and a double glazed window

OUTSIDE

Front

To the front of the property is a range of plants and shrubs and a driveway providing off road parking with access to the garage

Garage

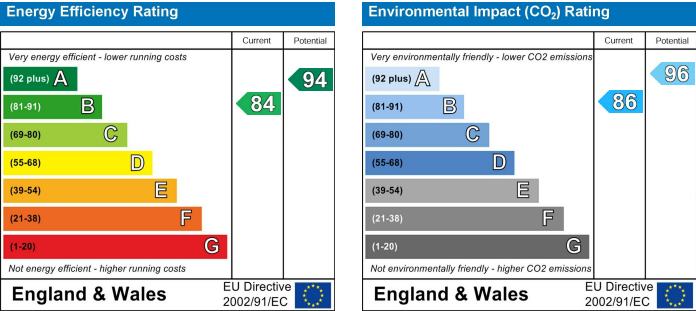
Rear

To the rear of the property is a private enclosed garden with a lawn, a patio, a range of plants and shrubs and power sockets

DISCLAIMER

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