

# HoldenCopley

PREPARE TO BE MOVED

Mapperley Orchard, Arnold, Nottinghamshire NG5 8AH

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Guide Price £240,000



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GUIDE PRICE: £240,000 - £250,000

## LOCATION, LOCATION, LOCATION

This extended detached family home is situated on one of the most sought after locations in Arnold. The property has been well maintained and cared for over the years, both inside and outside.

The house has plenty of potential for any family buyer and benefits from excellent school catchments.

To the ground floor there is an entrance hallway, downstairs WC along with a lounge diner, sun-room and breakfast kitchen.

The first floor has three bedrooms with a family bathroom and separate WC.

Outside there is a garage and ample parking to the front and to the rear there is a well cared for and maintained private enclosed garden.

NO UPWARD CHAIN







- Detached House
- Extended
- Three Bedrooms
- Open Plan Lounge Diner
- Sun Room
- Breakfast Kitchen
- Downstairs WC
- Sought After Location
- Great Family Home
- No Upward Chain









# ACCOMMODATION

## Ground Floor:

### Entrance Hall

The entrance hall has a wooden front door, downstairs WC and provides access to the ground floor accommodation

### Downstairs WC

This room has a low level flush WC, pedestal wash basin and a double glazed window

### Living Room

13'1" x 11'5" (4.0 x 3.5 )

The living room has a double glazed window, radiator, fireplace, TV point and is open plan to the dining room

### Dining Room

10'5" x 9'6" (3.2 x 2.9)

The dining room has a patio door to the sun room and a door to the kitchen

### Sun Room

9'6" x 7'6" (2.9 x 2.3 )

The sun room has a laminate floor, radiator and a sliding patio door to the rear garden

### Kitchen Diner

18'0" x 16'4" (5.5 x 2.5)

The kitchen diner has a laminate floor, range of base and wall units, breakfast bar, sink with drainage board and mixer taps, space for oven, extractor fan, space for two under counter fridges, space for washing machine, two double glazed windows, radiator and a door to the rear

## First Floor:

### Bedroom One

14'1" x 10'5" (4.3 x 3.2 )

This room has a double glazed window, fitted wardrobe and radiator

### Bedroom Two

11'1" x 10'5" (3.4 x 3.2 )

This room has a double glazed window, radiator and a cupboard

### Bedroom Three

9'10" x 6'10" (3.0 x 2.1 )

This room has a double glazed window, radiator and a cupboard

## Bathroom

6'10" x 5'6" (2.1 x 1.7)

The bathroom is tiled and has a bath with shower and curtain rail, pedestal wash basin and a window

## Separate WC

This room has a low level flush WC and a window

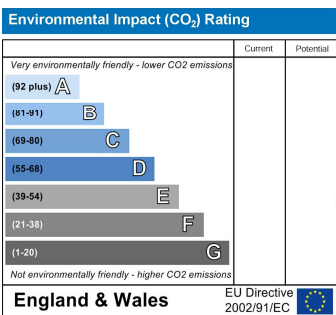
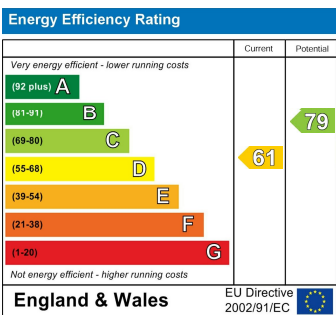
## Outside:

### Front

To the front of the property driveway, garage and flower beds with a range of shrubs and bushes

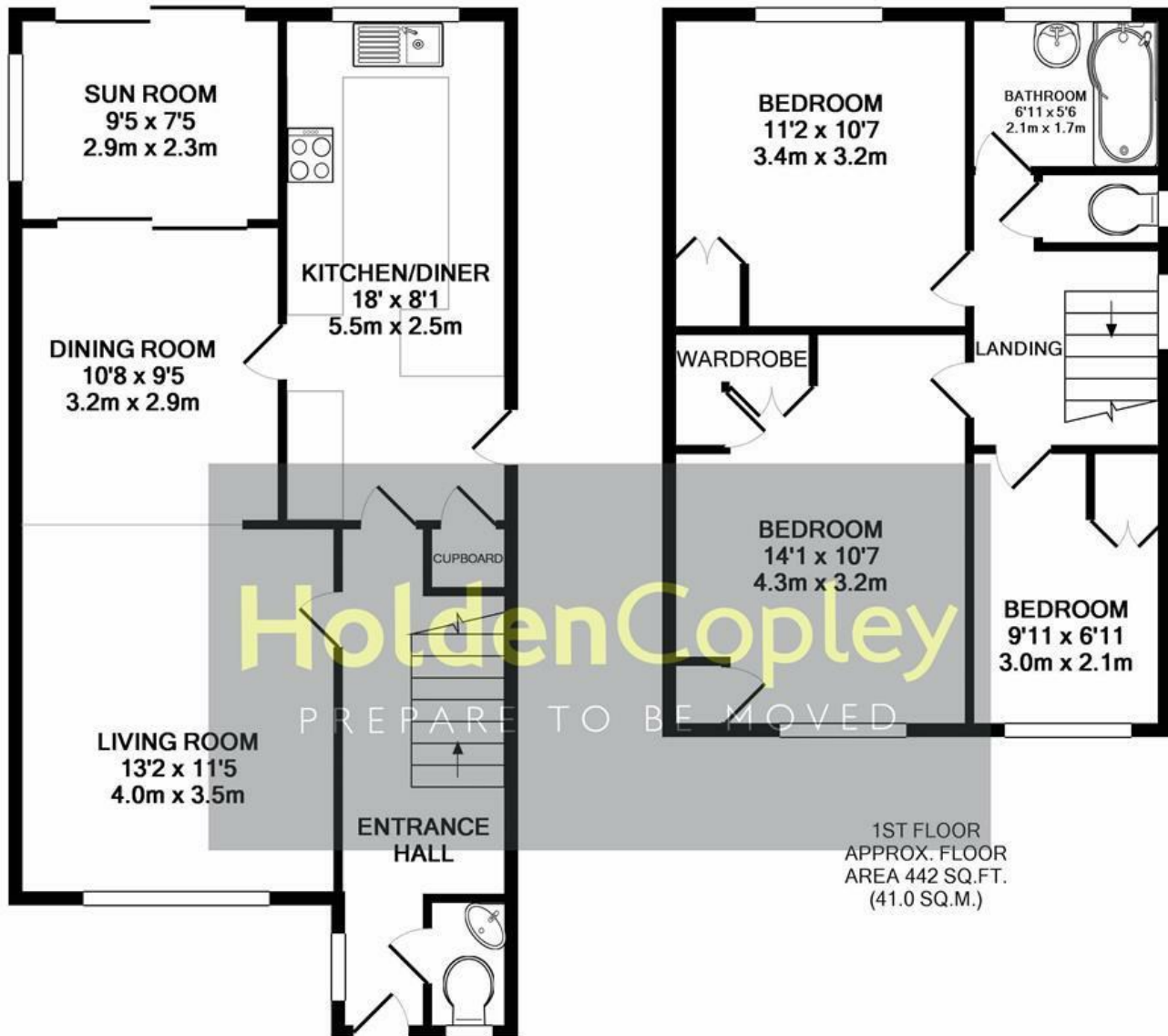
### Rear

To the rear of the property is a private enclosed garden with patio, lawn and flower beds





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GROUND FLOOR  
APPROX. FLOOR  
AREA 574 SQ.FT.  
(53.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1016 SQ.FT. (94.4 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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