

# HoldenCopley

PREPARE TO BE MOVED

Georgia Drive, Arnold, Nottinghamshire NG5 8HX

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Guide Price £230,000



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GUIDE PRICE: £230,000 - £240,000

LOCATION, LOCATION, LOCATION...

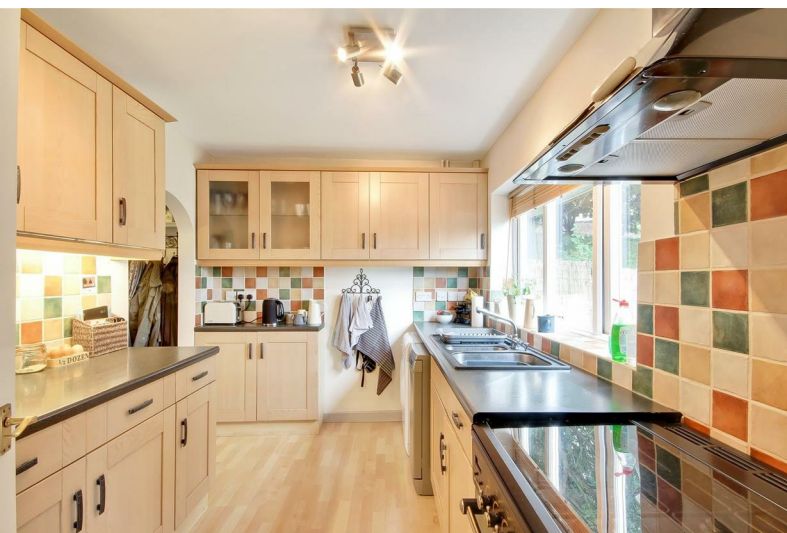
This modern four bedroom detached family house is situated in the extremely popular area of Redhill. This property is situated within catchment for both the highly regarded Richard Bonnington and Redhill Academy schools. There is an abundance of space on offer and is well presented both inside and out.

The ground floor has a good sized lounge, a separate dining room, modern kitchen and a downstairs WC.

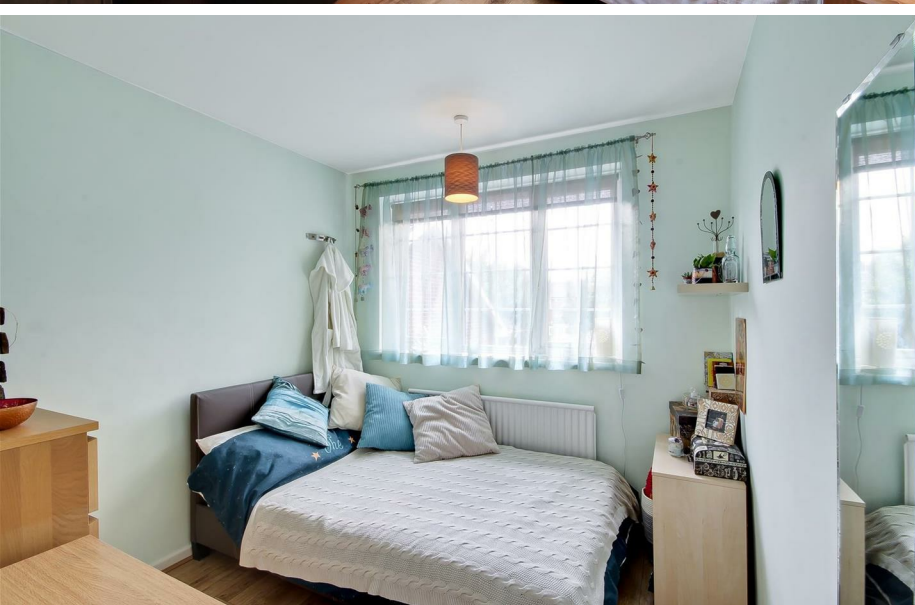
The first floor has four bedrooms serviced by a modern bathroom suite.

Outside there is ample parking to the front and a private garden and lower level storage room with additional access from a balcony at the rear of the property.

GREAT FAMILY HOME







- Modern Detached
- Four Bedrooms
- Lounge
- Dining Room
- Downstairs WC
- Ample Parking
- Great Family Home
- Good School Catchments
- Sought After Location
- Must Be Viewed











## ACCOMMODATION

### Ground Floor:

#### Hallway

The hallway has a UPVC door and leads to the ground floor accommodation

#### Dining Room

12'9" × 7'10" (3.90 × 2.40)

The dining room has a double glazed window, a radiator and laminated flooring

#### Lounge

13'9" × 11'9" (4.20 × 3.60)

The lounge has a double glazed window, a radiator, gas fire with feature surround, wooden flooring and a TV point

#### Lounge Area

11'1" × 9'2" (3.40 × 2.80)

This space has a radiator, laminated flooring and double glazed French doors opening out onto a balcony and seating area with steps down to the patio and garden.

#### Kitchen

10'5" × 7'10" (3.20 × 2.40)

The kitchen has a range of base and wall units, a sink and a half with drainer and mixer taps, space and plumbing for a washing machine, space for a cooker, extractor fan, laminated flooring and a double glazed window

#### WC

This room has a low level flush WC and a hand basin

### First Floor:

#### Landing

The landing has a storage cupboard, a double glazed window and provides access to the first floor accommodation

#### Master Bedroom

13'9" × 11'5" (4.20 × 3.50)

The main bedroom has a double glazed window and a radiator

#### Bedroom Two

10'10" × 8'6" (3.31 × 2.60)

The second bedroom has a double glazed window, a radiator and laminated flooring

#### Bedroom Three

10'5" × 7'10" (3.20 × 2.40)

The third bedroom has a double glazed window, a radiator and laminated flooring

#### Bedroom Four

9'2" × 7'10" (2.80 × 2.40)

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

#### Bathroom

8'2" × 5'2" (2.50 × 1.60)

The bathroom has a bath with electric shower over, a hand basin with pedestal, low level flush WC, tiled walls, laminated flooring and a double glazed window

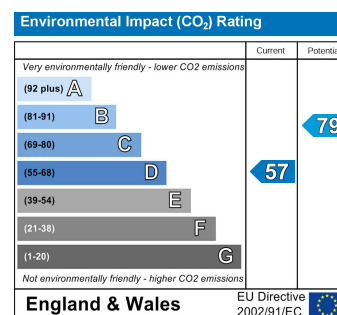
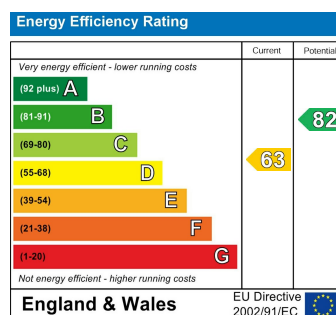
### Outside:

#### Front

To the front of the property there is a driveway offering ample off-street parking, a lawned garden and a range of plants and shrubs

#### Rear

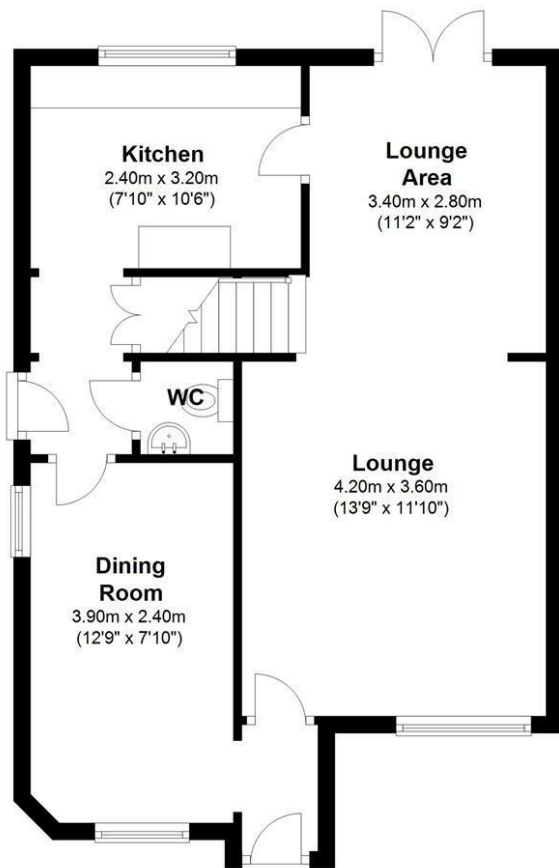
To the rear of the property there is a private enclosed garden with a patio area, balcony with storage area underneath,, a lawned area, raised planters, a shed and a range of plants and shrubs



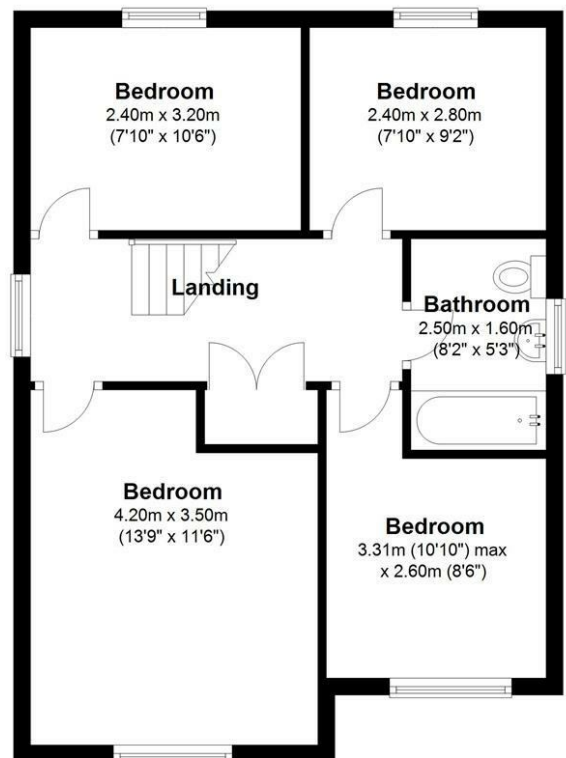


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**Ground Floor**



**First Floor**



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

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