

HoldenCopley

PREPARE TO BE MOVED

Eden Close, Arnold, Nottinghamshire NG5 6SE

Offers In Excess Of £200,000

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SPACIOUS FAMILY HOME IN A SOUGHT AFTER LOCATION

Situated just off Sandfield Road is this extremely spacious semi detached house, fantastic for any growing family. The property is well presented throughout and has the winning combination of good downstairs and upstairs space. To the ground floor there is a good sized entrance hall with a useful storage cupboard, family sized lounge along with a modern kitchen and separate dining area.

The first floor has three good sized double bedrooms serviced by a family bathroom suite.

Outside there is a garage and ample parking to the front and to the rear there is a private enclosed garden with two patio areas.

Properties in this location are very much a rarity to the open market - sat within excellent school catchments, this house needs to be a must on the viewing list.

360° Virtual Tour Available





- Modern Semi Detached
- Three Double Bedrooms
- Two Receptions
- Modern Kitchen
- Family Bathroom
- Garage and Parking
- Cul De Sac Location
- Spacious Family Home
- Sought After Location
- Must Be Viewed





ACCOMMODATION

Ground Floor:

Entrance Hallway

The hall has a UPVC door, a radiator, under-stairs storage cupboard, laminated flooring and provides access to the ground floor accommodation

Living Room

16'8" x 11'9" (5.10 x 3.60)

The living room has a double glazed window, a radiator, TV point and laminated flooring

Dining Room

11'9" x 7'6" (3.60 x 2.30)

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

Kitchen

12'5" x 7'6" (3.80 x 2.30)

The kitchen has a range of base and wall units, a stainless steel sink with drainer and mixer taps, space and plumbing for a washing machine, space for a dishwasher, an integrated oven, gas hob, extractor fan, space for a fridge freezer, a double glazed window and a door leading to the rear

Garage

10'9" x 9'2" (3.30 x 2.80)

First Floor:

Landing

The landing has loft access, a storage cupboard and provides access to the first floor accommodation

Master Bedroom

13'5" x 12'9" (4.10 x 3.90)

The main bedroom has a double glazed window and a radiator

Bedroom Two

12'9" x 10'9" (3.90 x 3.30)

The second bedroom has a double glazed window and a radiator

Bedroom Three

12'9" x 10'5" (3.90 x 3.20)

The third bedroom has a double glazed window, a radiator and fitted wardrobes

Bathroom

8'6" x 7'6" (2.60 x 2.30)

The bathroom has a bath with electric shower over, hand basin with storage, part tiled walls, a radiator and a double glazed window

WC

7'6" x 2'11" (2.30 x 0.90)

The WC has a low level flush WC and a double glazed window

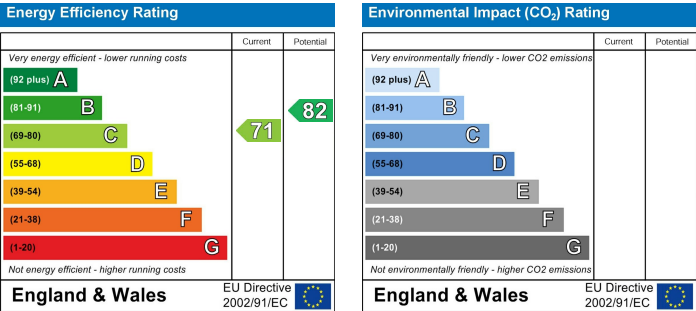
Outside:

Front

To the front of the property there is a driveway providing ample off-street parking and a lawned garden

Rear

To the rear of the property there is a private enclosed garden with a patio area and a lawned area



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0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

sales@holdencopley.co.uk

www.holdencopley.co.uk