

HoldenCopley

PREPARE TO BE MOVED

Duke Street, Arnold, Nottinghamshire NG5 6GP

Guide Price £245,000 - £260,000

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GUIDE PRICE £245,000 - £265,000

SPACIOUS FAMILY HOME...

This three bedroom property boasts spacious accommodation throughout with two reception rooms and a conservatory to provide ample living space and a large cellar with lighting and electrical points to provide lots of storage space. Situated close to many local amenities such as shops, doctors surgeries and excellent transport links into Nottingham City Centre. To the ground floor of the property are two reception rooms, a conservatory and a modern kitchen, to the first floor of the property are three bedrooms serviced by a four piece bathroom suite. To the basement level of the property is the cellar which has two separate rooms to provide ample storage. Outside to the front of the property is a driveway to provide off road parking and a double garage and to the rear of the property is a private enclosed garden with patio areas and a lawn.

MUST BE VIEWED





- Detached
- Three Bedrooms
- Two Reception Rooms
- Conservatory
- Four Piece Bathroom Suite
- Large Cellar
- Double Garage
- Private Rear Garden
- Off Road Parking
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'9" x 6'10" (3.9 x 2.1)

The entrance hall has wooden flooring, coving to the ceiling, a radiator, two UPVC double glazed obscure windows to the front elevation, a UPVC double glazed obscure front door and provides access into the accommodation

Dining Room

13'1" x 12'5" (4.0 x 3.8)

The dining room has carpeted flooring, a feature fireplace with a decorative mantelpiece and tiled hearth, two radiators and a UPVC double glazed bay window to the front elevation

Living Room

12'5" x 12'5" (3.8 x 3.8)

The living room has wooden flooring, a TV point, a wall mounted fireplace with wood surround, a radiator, a UPVC double glazed window to the side elevation and wood framed internal glass doors to the conservatory

Conservatory

12'5" x 8'6" (3.8 x 2.6)

The conservatory has tiled effect flooring, a radiator, space for a dining table, several wood framed double glazed windows to the side and rear elevations and wood framed double glazed French doors to access the rear of the property

Kitchen

8'10" x 6'10" (2.7 x 2.1)

The kitchen has wood effect flooring, a range of fitted base and wall units with fitted countertops, a top mount sink and a half with a drainer and stainless steel mixer tap, an integrated oven with a gas hob and extractor fan, space and plumbing for a washing machine and a dishwasher, space for a dining table, partially tiled walls, an in-built cupboard, a UPVC double glazed window to the front and rear elevation and a wooden door to access the rear of the property

FIRST FLOOR

Landing

9'2" x 8'10" (2.8 x 2.7)

The landing has carpeted flooring, coving to the ceiling, a hatch to access a boarded loft with lighting via a drop down ladder, a UPVC double glazed window to the side elevation and provides access to the first floor accommodation

Bedroom One

13'1" x 12'5" (4.0 x 3.8)

The main bedroom has wooden flooring, a radiator and a UPVC double glazed bay window to the front elevation

Bedroom Two

12'1" x 11'1" (3.7 x 3.4)

The second bedroom has wooden flooring, a radiator, a ceiling fan and a UPVC double glazed window to the rear elevation

Bedroom Three

7'10" x 6'10" (2.4 x 2.1)

The third bedroom has carpeted flooring, coving to the ceiling, a radiator and a UPVC double glazed window to the front elevation

Bathroom

8'6" x 8'2" (2.6 x 2.5)

The bathroom has tiled flooring, a low level flush WC, a wash basin with

stainless steel mixer taps, a panelled bath with stainless steel mixer taps, a shower enclosure with a wall mounted shower fixture and glass shower screen, in-built cupboards, partially tiled walls, a shaving shower point, a chrome heated towel rail and a UPVC double glazed obscure window to the rear elevation

BASEMENT LEVEL

Cellar

The cellar is made up of two rooms with tiled flooring, lighting, electrical points and provides ample storage for the property

OUTSIDE

Front

To the front of the property is a driveway to provide off road parking, a double detached garage and a garden with various plants and shrubs

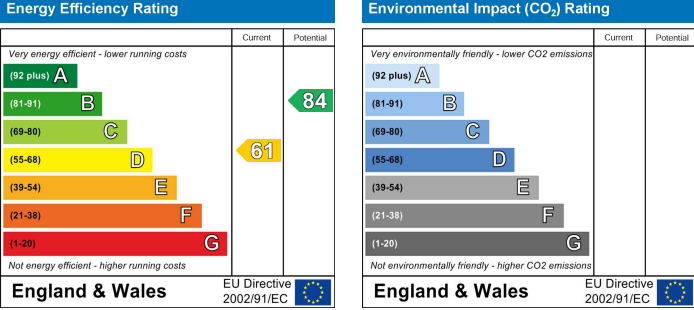
Rear

To the rear of the property is a private enclosed garden with a gravelled patio area, a paved patio area, a lawn, a garden shed, various plants and shrubs, panelled fencing, an outdoor tap and courtesy lighting

DISCLAIMER

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Duke Street, Arnold, Nottinghamshire NG5 6QP



Approx. Gross Internal Area of the Ground floor:
596.97 Sq Ft - 55.46 Sq M
Approx. Gross Internal Area of the Entire Property:
1057.23 Sq Ft - 98.22 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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Approx. Gross Internal Area of the 1st floor:
460.26 Sq Ft - 42.76 Sq M
Approx. Gross Internal Area of the Entire Property:
1057.23 Sq Ft - 98.22 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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