

# HoldenCopley

PREPARE TO BE MOVED

Winthorpe Road, Arnold, Nottinghamshire NG5 7LF

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Guide Price £270,000



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GUIDE PRICE: £270,000 - £290,000

## ROOM FOR THE GROWING FAMILY

This extended detached house will make the perfect home for any growing family. The property has the winning combination of excellent downstairs and upstairs space. It is in a sought after location within excellent school catchments. To the ground floor there is a family sized lounge, separate dining room and a sitting room along with a breakfast kitchen. To the first floor there are FIVE BEDROOMS serviced by two modern bathroom suites. Outside there is ample parking to the front and to the rear there is a generous sized private garden. Properties with this much to offer rarely enter the open market, viewing is a must - just to appreciate what is on offer.

## MUST VIEWED







- Detached Family House

- Extended

- Five Bedrooms

- Three Receptions

- Two Bathrooms

- Modern Kitchen

- Generous Sized Garden

- Good School Catchments

- Great Family Home

- Must Be Viewed













ACCOMMODATION

Ground Floor:

Entrance Hall

The hall has a UPVC door with glazed panel, a radiator, a storage cupboard and provides access to the ground floor accommodation

Living Room

13'9" x 13'5" (4.20 x 4.10)

The living room has a double glazed bay window, a further double glazed window, a radiator, laminated flooring, a gas fire with feature surround and a TV point

Kitchen Diner

20'0" x 8'10" (6.10 x 2.70)

The kitchen has a range of base and wall units, a stainless steel sink with mixer taps, space and plumbing with a washing machine, an integrated oven, gas hob, extractor fan, tiled flooring, a double glazed window, integrated fridge, integrated freezer, a breakfast bar, a storage cupboard and French doors leading to the garden

Dining Room

13'1" x 7'6" (4.00 x 2.30)

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

Family Room

18'0" x 7'6" (5.50 x 2.30)

This space has two double glazed windows, wood flooring and a radiator

First Floor:

Landing

The landing has loft access and also provides access to the first floor accommodation

Master Bedroom

13'9" x 11'9" (4.20 x 3.60)

The main bedroom has a double glazed bay window, a radiator, laminated flooring and a range of built in wardrobes

Bedroom Two

13'9" x 8'10" (4.20 x 2.70)

The second bedroom has a double glazed window and a radiator

Bathroom

The bathroom has a bath with shower over, low level flush WC, hand basin, tiled walls, chrome heated towel rail, laminated flooring and a double glazed window

Bedroom Three

12'9" x 7'6" (3.90 x 2.30)

The third bedroom has a double glazed window and a radiator

Bedroom Four

11'5" x 7'6" (3.50 x 2.30)

The fourth bedroom has a double glazed window and a radiator

Shower Room

The shower room has a shower enclosure with electric shower, hand basin and a low level flush WC

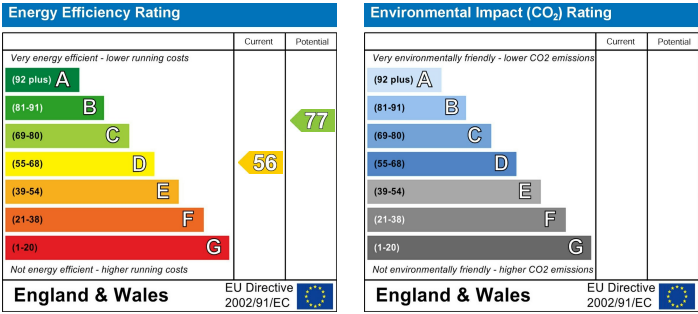
Outside:

Front

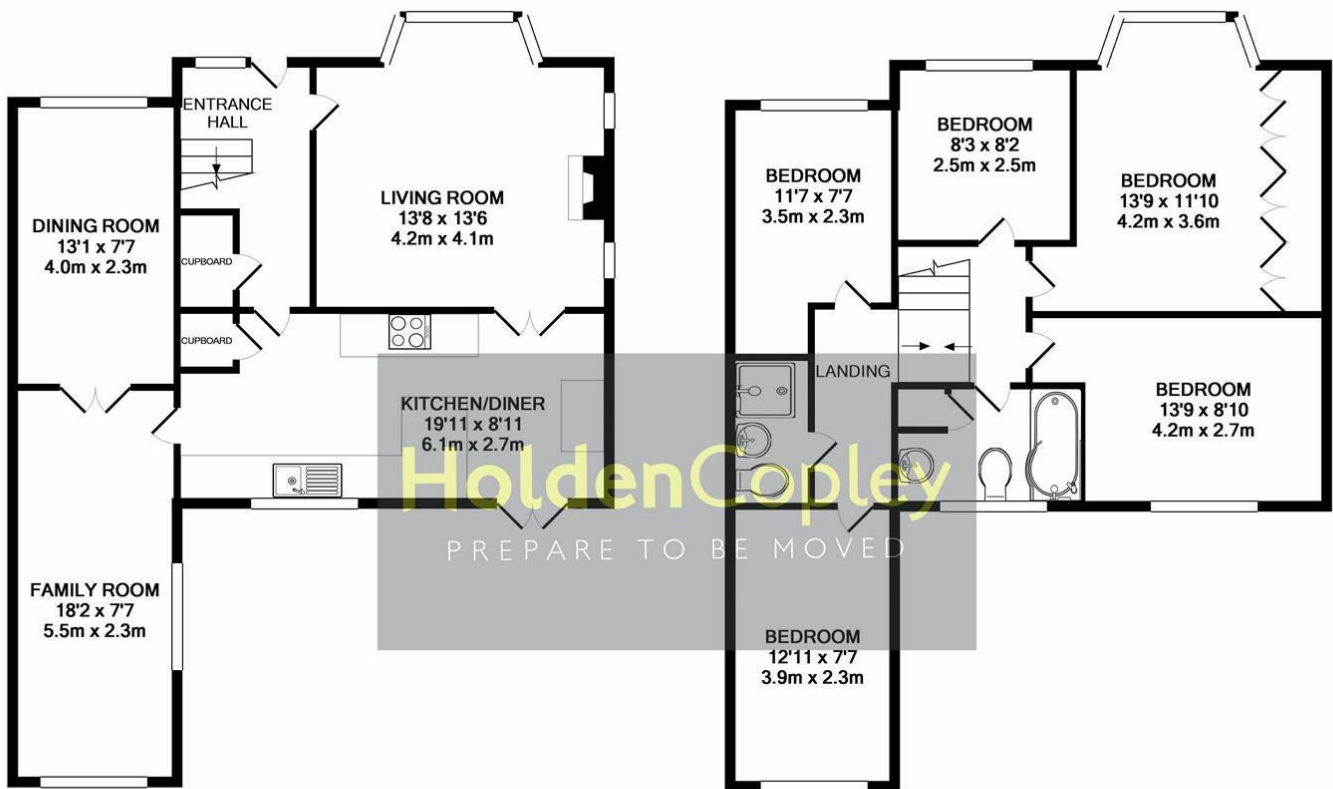
To the front of the property there is a block paved drive offering ample off-street parking and a range of plants and shrubs

Rear

To the rear of the property there is a generous sized, enclosed garden with a patio area, a lawned area and a range of trees, plants and shrubs



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