

# HoldenCopley

PREPARE TO BE MOVED

Kempton Drive, Arnold, Nottinghamshire NG5 8EU

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Guide Price £275,000

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GUIDE PRICE £275,000 - £300,000

## STUNNING VERSATILE DETACHED FAMILY HOME

This extended and much improved modern detached will make a fantastic home for any growing family.

The property is situated on a highly regarded and sought after location.

The property offers versatile accommodation and offers an abundance of space.

To the ground floor there is a family sized lounge along with an office and modern kitchen diner with a utility room.

There are two bedrooms and a stunning family bathroom also on the ground floor.

The first floor has a further two double bedrooms with a modern en-suite.

To the front there is parking for three cars and a useful storage space and to the rear there is a generous sized private landscaped garden.

MUST BE VIEWED







- Four Bedroom Detached
- Extended
- Two Bathrooms
- Family Sized Lounge
- Modern Kitchen Diner
- Office and Utility
- Versatile Accommodation
- Great Family Home
- Excellent School Catchments
- Sought After Location











GROUND FLOOR

Entrance Hall

This provides access to the accommodation

Lounge

22'11" x 19'0" (7.0 x 5.8 )

The lounge has a double glazed window, wooden flooring, radiator and a TV point

Kitchen/Diner

24'11" x 9'2" (7.6 x 2.8)

The kitchen has a range of base and wall units, a sink with mixer taps, two integrated ovens, two integrated microwaves, electric hob with extractor fan, integrated dishwasher, three double glazed windows, spot lights in the ceiling, part tiled walls, breakfast bar, space for a fridge freeze and a space for a dining table

Study

9'6" x 8'2" (2.9 x 2.5)

This room has a double glazed window and a radiator

Utility

8'2" x 5'10" (2.5 x 1.8)

The utility room has a double glazed window and space for a washing machine

Hallway

Bathroom

10'2" x 8'6" (3.1 x 2.6 )

This bathroom has a low level flush WC, two hand basins, a bath, a separate shower, a heated towel rack and a double glazed window

Bedroom Three

9'10" x 9'6" (3.0 x 2.9 )

The third bedroom has a double glazed window, a radiator and spotlights on the ceiling

Bedroom Four

9'10" x 8'6" (3.0 x 2.6 )

The fourth bedroom has a double glazed window and a radiator

FIRST FLOOR

Master Bedroom

13'5" x 10'2" (4.1 x 3.1 )

The main bedroom has a double glazed window, a radiator, built in storage and has access to the en-suite

En-Suite

12'1" x 3'3" (3.7 x 1.0 )

The en-suite has a low level flush WC, a hand basin, a shower and a double glazed window

Bedroom Two

13'5" x 9'2" (4.1 x 2.8)

The second bedroom has a double glazed window and a radiator

Landing

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

OUTSIDE

Front

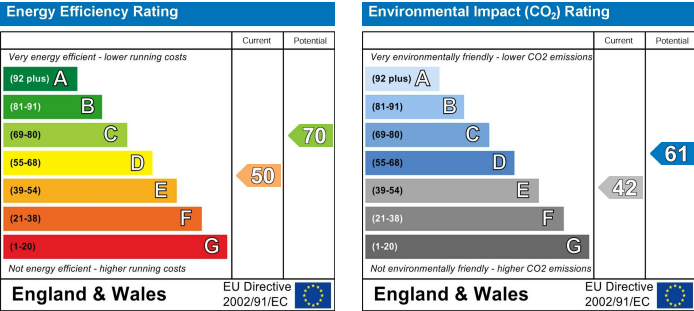
To the front of the property there is a paved driveway

Rear

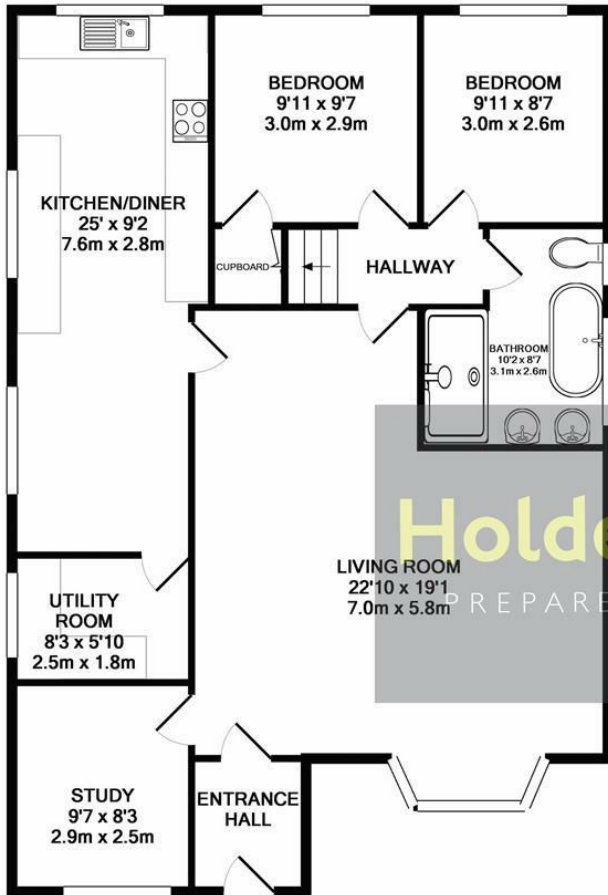
To the rear of the property there is an enclosed garden with a raised decked and lawned area

DISCLAIMER

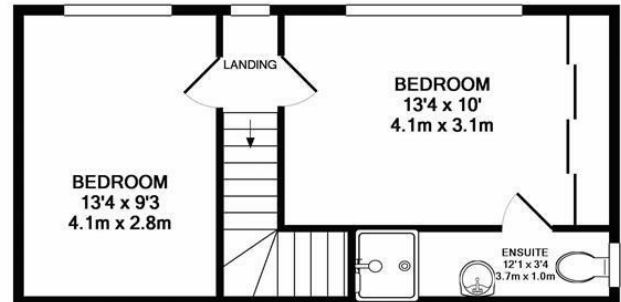
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GROUND FLOOR  
APPROX. FLOOR  
AREA 1032 SQ.FT.  
(95.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 365 SQ.FT.  
(33.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1397 SQ.FT. (129.8 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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