

# HoldenCopley

PREPARE TO BE MOVED

George Street, Arnold, Nottinghamshire NG5 6LP

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£1,250 PCM



## PERFECT FAMILY HOME...

This immaculately presented three-bedroom semi-detached house in the popular Arnold area is now on the market, offered unfurnished. It features spacious accommodation ideal for any family. The ground floor boasts an inviting entrance hall, a spacious living room with a cosy log burner and a bay window for ample natural light, and a modern open-plan kitchen/diner equipped with high-spec integrated appliances. Upstairs, there are three generously sized bedrooms and a luxurious four-piece bathroom suite. The property also includes a driveway for ample off-street parking and a large south facing enclosed rear garden with a lawn, paved seating area, and decorative plants and shrubs, perfect for Summer enjoyment. Its location is convenient, with close proximity to shops, schools, and transport links to the City Centre.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Open Plan Fitted Kitchen/Diner
- Spacious Living Room With Feature Fireplace
- Modern Four Piece Bathroom Suite
- Un-Furnished
- Driveway Providing Off-Street Parking
- South Facing Large Rear Enclosed Landscaped Garden
- Popular Location
- 360 Virtual Tour





## ACCOMMODATION

### GROUND FLOOR

#### Hallway

12'2" x 7'0" (3.71 x 2.14)

The hallway has wood effect laminate flooring and carpeted stairs, partially panelled wall, wall mounted radiator, under-stair cupboard with space and plumbing for a washing machine, UPVC double glazed obscure windows to the front and a single composite door providing access into the accommodation

#### Living Room

14'2" x 10'5" (4.32 x 3.19)

The living room has carpeted flooring, coving to the ceiling, chimney breast with a tiled hearth and a log burner, TV point, radiator and a UPVC double glazed bay window to the front elevation

#### Kitchen-Diner

17'11" x 13'7" (5.47 x 4.16)

The kitchen area has wood effect vinyl flooring, recessed ceiling spotlights, a range of fitted wall and base units with fitted marble effect worksurfaces, integrated fridge/freezer, integrated double oven with separate induction hob, integrated microwave, sink and a half with a drainer and mixer taps, integrated dishwasher a range of UPVC double glazed windows and is open plan to the dining area.

The dining area has wood effect laminate flooring, chimney breast, wall mounted radiator, space for a dining table and chairs, a range of UPVC double glazed windows and UPVC double glazed French doors providing access to the rear garden

### FIRST FLOOR

#### Landing

7'10" x 6'11" (2.39 x 2.12)

The landing has carpeted flooring, UPVC double glazed obscure window, smoke alarm and provides access to the first floor accommodation

#### Master Bedroom

14'4" x 10'8" (4.39 x 3.26)

The main bedroom has wooden flooring, picture rail, chimney breast with an open fire and a tiled hearth, radiator and a UPVC double glazed bay window

#### Bedroom Two

13'7" x 10'7" (4.16 x 3.23)

The second bedroom has carpeted flooring, picture rail, radiator and a range of UPVC double glazed window

#### Bedroom Three

8'8" x 6'11" (2.66 x 2.11)

The third bedroom has wood effect vinyl flooring and a UPVC double glazed window

#### Bathroom

8'10" x 6'11" (2.70 x 2.12)

The bathroom has wood effect laminate flooring, partially tiled walls, recessed ceiling spotlights, in-built storage cupboard, low level dual flush WC, vanity washbasin with mixer taps, panelled bath with mixer taps, double shower enclosure with a wall mounted mains-fed water fall shower with a separate shower over, loft hatch, radiator and a UPVC double glazed obscure window

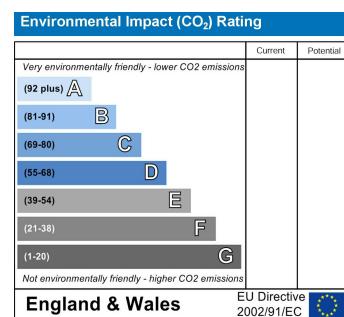
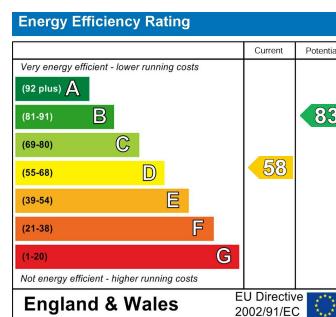
### OUTSIDE

#### FRONT

To the front is a driveway providing off street parking with a wall and hedge surround and gated access to the rear

#### REAR

To the rear is an enclosed south facing landscaped garden with a lawn, paved seating area, access to the garage, a range of decorative plants and shrubs with a wall and fence surround





FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY  
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