

HoldenCopley

PREPARE TO BE MOVED

Langley Avenue, Arnold, Nottingham NG5 6NL

£1,495 PCM

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PERFECT FAMILY HOME...

This charming four-bedroom semi-detached house in the sought-after area of Arnold offers spacious and characterful accommodation, ideal for families. Situated on a lovely quiet road yet conveniently located near shops, well known schools and transport links to the City Centre. The property boasts an inviting entrance hall, a large living room with a feature fireplace and a contemporary open-plan kitchen and dining area with bi-folding doors that open to the rear garden. The ground floor also includes a utility room with a downstairs toilet. Upstairs, the property features four generously sized bedrooms, including a master with an en-suite, all serviced by a modern three-piece bathroom. Outside, the front offers a driveway providing off-street parking, a lawn with decorative plants and access to the garage. The rear garden is enclosed, low-maintenance, and perfect for Summer enjoyment, with a lawn, seating area and various decorative plants and shrubs. The house will be ready for occupancy in September.

MUST BE VIEWED!





- Semi-Detached House
- Four Bedrooms
- Open Plan Modern Fitted Kitchen/Dining Area
- Spacious Living Room
- Downstairs WC/Utility Room
- Modern Three Piece Bathroom
- Suite & En-Suite To Master
- Driveway & Garage
- Front & Rear Gardens
- Popular Location
- 360 Virtual Tour







ACCOMMODATION

GROUND FLOOR

Entrance Hall

The entrance hall has tiled flooring and carpeted stairs, wall mounted thermostat, smoke alarm and a single composite door providing access into the accommodation

Living Room

12'2" x 14'5" (3.73m x 4.41m)

The living room has parquet effect flooring, coving to the ceiling, chimney breast with a free standing log burner with a granite hearth and freestanding log burner, two alcoves, radiator and a UPVC double glazed bay window to the front elevation

Kitchen

9'10" x 16'1" (3.00m x 4.92m)

The kitchen has wooden flooring, partially tiled walls, a range of fitted wall and base units with fitted granite effect worksurfaces, separate breakfast island, ceramic sink with a drainer and mixer taps, integrated dual oven and a separate electric hob, in-built storage cupboard, space for a freestanding fridge/freezer and other appliances, integrated dishwasher, radiator, in-built storage cupboard, UPVC double glazed window to the side elevation and a single UPVC door providing access to the side elevation

Dining Room

11'1" x 9'9" (3.65m x 2.99m)

The dining room has wooden flooring, recessed ceiling spotlights, radiator and UPVC double glazed bi-folding doors providing access to the rear garden

Utility

5'7" x 10'9" (1.72m x 3.28m)

This area has tiled walls, pedestal washbasin with mixer taps, low level dual flush WC, fitted worksurface with space and plumbing for a washing machine and dryer, radiator and two UPVC double glazed obscure windows

Garage

13'6" x 7'1" (4.13m x 2.18m)

The garage has recessed ceiling spotlights, fitted shelving, a single UPVC door providing access into the accommodation and wooden stable style doors leading to the driveway

FIRST FLOOR

Landing

The landing has carpeted flooring, recessed ceiling spotlights, loft hatch, smoke alarm and provides access to the first floor accommodation

Master Bedroom

12'5" x 11'3" (3.79m x 3.45m)

The main bedroom has carpeted flooring, chimney breast with

an alcove, radiator, wardrobes & shelving units, UPVC double glazed window to the front elevation and provides access to the en-suite

En-suite

3'11" x 5'7" (1.21m x 1.72m)

The en-suite has tiled flooring, partially tiled walls, recessed ceiling spotlights, low level dual flush WC, vanity washbasin with mixer taps, wall mounted towel rail, walk-in shower enclosure with a wall mounted mains-fed shower and a shower screen and a UPVC double glazed obscure window

Bedroom Two

13'3" x 8'4" (4.06m x 2.55m)

The second bedroom has carpeted flooring, fitted wardrobes, radiator and a UPVC double glazed window

Bathroom

7'0" x 6'10" (2.14m x 2.10m)

The bathroom has recessed ceiling spotlights, vanity washbasin with mixer taps, low level dual flush WC, panelled bath with mixer taps and a shower over and a shower screen, radiator and two UPVC double glazed obscure window

Bedroom Three

6'9" x 12'7" (2.08m x 3.84m)

The third bedroom has wooden flooring, radiator and a UPVC double glazed window

Bedroom Four

6'11" x 9'5" (2.11m x 2.88m)

The fourth bedroom has wooden flooring, radiator, loft hatch and a UPVC double glazed window to the rear elevation

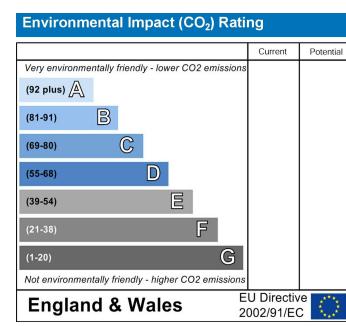
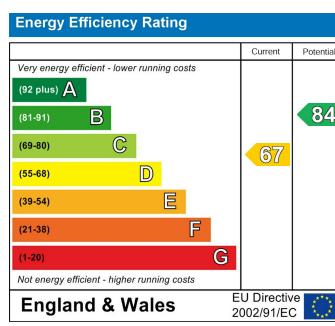
OUTSIDE

FRONT

To the front is a gravelled driveway providing off street parking with a lawn, gravelled area, range of decorative plants with a wall and fence surround

REAR

To the rear is an enclosed garden with a lawn, seating area, a range of decorative plants and shrubs with a fence and wall surround





FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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