

# HoldenCopley

PREPARE TO BE MOVED

Arno Vale Road, Woodthorpe, Nottinghamshire NG5 4JJ

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Guide Price £400,000

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GUIDE PRICE: £400,000 - £450,000

PREPARE TO BE IMPRESSED!

This detached four bedroom house is simply stunning from top to bottom with being well presented to a high standard throughout, making it a great home for any family buyer. The property is situated in a highly sought after location within close proximity to outstanding schools, local amenities and excellent transport links.

There is plenty of space on offer with a family sized lounge, a hi spec kitchen diner with integrated appliances, a family room with bi fold doors, a utility room and a stunning shower room.

Upstairs there are four good sized bedrooms serviced by a large four piece bathroom with beautiful features including a freestanding bath tub.

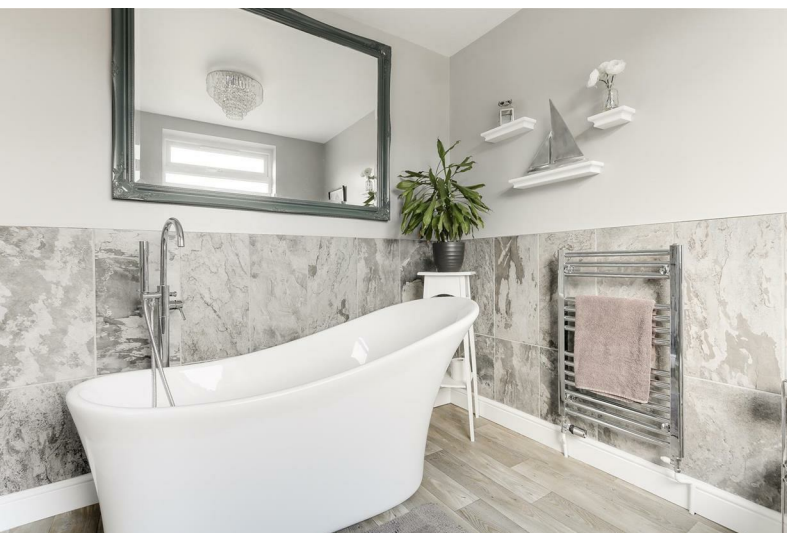
Outside to the front there is a driveway providing off road parking for two vehicles with access to the garage.

To the rear is a generous sized garden - perfect for those summer BBQ's.

This property must be viewed to appreciate fully how beautiful it is.

\*360° VIRTUAL TOUR AVAILABLE\*

MUST BE VIEWED







- Detached House
- Four Bedrooms
- Hi Spec Kitchen Diner
- Two Reception Rooms
- Utility Room & Downstairs Shower Room
- Stunning Bathroom
- Driveway & Garage
- Generous Sized Garden
- 360° Virtual Tour Available
- Great Family Home











GROUND FLOOR

Entrance Hall

30'6" x 15'5" (9.3 x 4.7)

The entrance hall has a storage cupboard, radiators, a double glazed window and provides access to the accommodation

Lounge

16'8" x 14'5" (5.1 x 4.4)

The lounge has a double glazed bay window, a TV point and exposed beams on the celing

Kitchen/Diner

21'3" x 11'5" (6.5 x 3.5)

The kitchen has a range of base and wall units, a sink and a half with mixer taps, an integrated oven, an induction hob with extractor fan, an integrated fridge freezer, an integrated dishwasher, double glazed windows, LED spotlights on the ceiling, space for a dining table and a radiator

Family Room

21'3" x 12'9" (6.5 x 3.9)

The family room has a radiator, a TV point, LED spotlights on the ceiling, double glazed windows and bi fold doors that lead out to the garden

Utility Room

18'4" x 11'5" (5.6 x 3.5)

The utility room has a range of base and wall units, space and plumbing for a washing machine, space for a dryer, a sink with mixer taps, double glazed windows and french doors that lead out to the garden

Shower Room

9'6" x 7'2" (2.9 x 2.2)

This space has a low level flush WC, a hand wash basin, a walk in shower, a shaving point, an extractor fan, a heated towel rail, tiled walls and LED spotlights on the ceiling

Garage

15'1" x 9'2" (4.6 x 2.8)

FIRST FLOOR

Landing

29'2" x 8'10" (8.9 x 2.7)

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

Master Bedroom

14'5" x 11'9" (4.4 x 3.6)

The main bedroom has a double glazed window and a radiator

Bedroom Two

12'9" x 12'9" (3.9 x 3.9)

The second bedroom has a double glazed window and a radiator

Bedroom Three

11'9" x 9'2" (3.6 x 2.8)

The third bedroom has a double glazed window, a radiator and a walk in wardrobe

Bedroom Four

11'9" x 10'5" (3.6 x 3.2)

The fourth bedroom has a double glazed window and a radiator

Bathroom

21'3" x 8'10" (6.5 x 2.7)

The bathroom has a low level flush WC, a hand wash basin, a freestanding bath, a separate shower cubicle, a storage cupboard, two double glazed windows, a heated towel rail, a radiator, part tiled walls and LED spotlights on the ceiling

OUTSIDE

Front

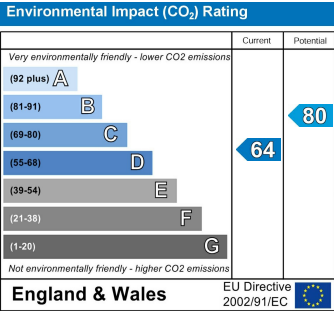
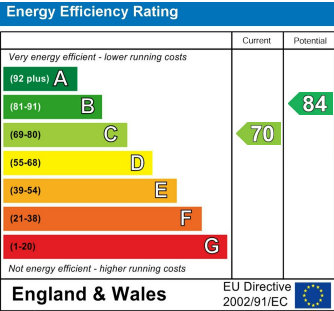
To the front of the property is a block paved driveway providing off road parking for two vehicles and access to the garage

Rear

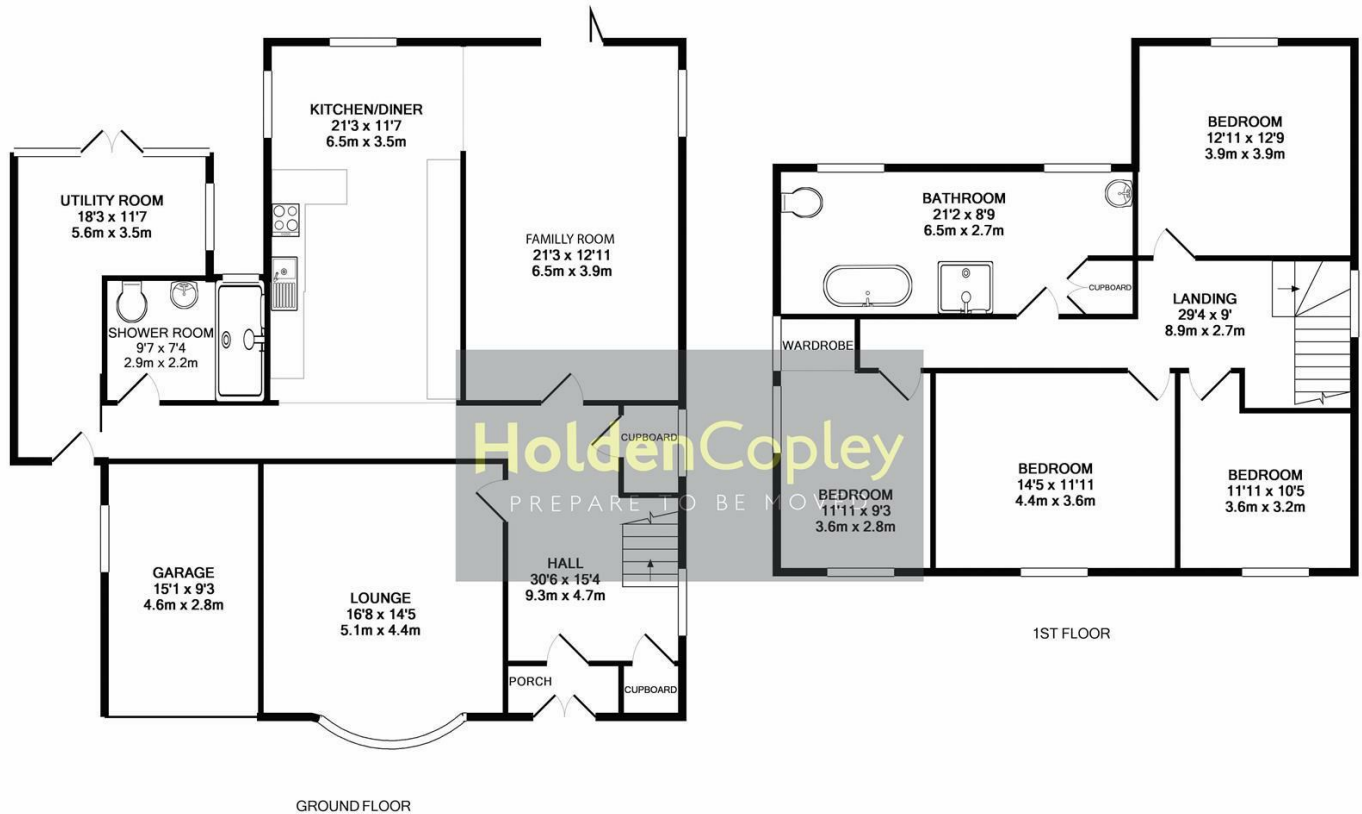
To the rear of the property is a private enclosed garden with two decking areas, a lawn and a range of well established plants and shrubs

DISCLAIMER

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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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