# Holden Copley PREPARE TO BE MOVED

Shacklock Close, Arnold, Nottinghamshire NG5 9QE

Guide Price £190,000

# GUIDE PRICE £190,000 - £200,000

# WELL PRESENTED BUNGALOW...

A charming two-bedroom property nestled in the heart of Arnold, this bungalow offers a peaceful retreat while maintaining close proximity to a range of amenities. You'll find an array of shops, restaurants, and cafes nearby, along with excellent transport links. This delightful home features a modern fitted kitchen, a spacious lounge, two inviting bedrooms, and a sleek three-piece bathroom suite. The kitchen has been thoughtfully designed, boasting modern fixtures and fittings that cater to your culinary needs. With ample storage space and efficient appliances, it provides an ideal setting for preparing and enjoying meals. The spacious living area is perfect for relaxation and entertainment, offering a versatile space that can be customised to suit your lifestyle, this room provides a warm and inviting atmosphere. The property comprises two well-appointed bedrooms, offering comfortable spaces. Completing the accommodation is a modern three-piece bathroom suite that provides a stylish and functional space to start your day or unwind in the evening. To the front of the property, a driveway provides convenient off-street parking. The rear of the property presents an artificial lawned garden, combining low maintenance with an attractive aesthetic. A decked patio seating area offers a perfect spot for outdoor dining. Additionally, the property benefits from garage access, providing extra storage space or the opportunity for a workshop. .

MUST BE VIEWED







- Bungalow
- Two Bedrooms
- Modern Fitted Kitchen
- · Spacious Living Room
- Three Piece Bathroom Suite
- Off Street Parking
- Garage
- Rear Garden
- Well Presented Throughout
- Popular Location

# ACCOMMODATION

# Kitchen

13\*1" × 5\*9" (4.01m × 1.77m)

The kitchen has wood-effect laminate flooring, a radiator, space for a fridge freezer, a range of wall, drawer and base units with worktop above, space and plumbing for a washing machine, a stainless steel sink and drainer with a mixer tap, an integrated oven with hob and an extra hood over, a UPVC double glazed window to the side elevation and a UPVC door providing access into the accommodation.

# Living Room

 $12^{+7}$ " ×  $10^{+6}$ " (3.85m × 3.21m)

The living room has wood-effect flooring, comice to the ceiling a white vertical radiator, a radiator, a TV point and a UPVC double glazed window to the front elevation.

# Hall

 $5^{*}II'' \times 5^{*}8'' (I.82m \times I.73m)$ 

The hall provides a central access into the accommodation and has wood-effect flooring and a radiator.

# Master Bedroom

 $13^{2}$ " ×  $9^{3}$ " (4.03m × 2.83m)

The master bedroom has carpeted flooring, a radiator, a UPVC double glazed window to the rear elevation and cornice to the ceiling.

 $7^{\circ}0'' \times 9^{\circ}6'' (2.14m \times 2.92m)$ 

The second bedroom has carpeted flooring, cornice to the ceiling, a radiator and UPVC patio doors providing access to the rear garden.

# Bathroom

 $5^*8" \times 6^*l"$  (I.74m × I.87m)

The bathroom has wood-effect flooring, a chrome heated towel rail, partially tiled walls, an integrated shelving unit, an extractor fan, access into the loft space, a low level W/C, a wash basin with a mixer tap, a walk in shower with a chromes mains fed shower and shower screen and ar obscured UPVC double glazed window to the side elevation.

# **OUTSIDE**

To the front of the property there is a driveway providing off street parking for multiple vehicles, external lighting and enclosed by fenced boundaries.

To the rear of the property there is an artificial lawned garden with boarder pathway and gravelled areas, a decked patio seating area, external

# **DISCLAIMER**

Council Tax Band Rating - Gedling Borough Council - Band B

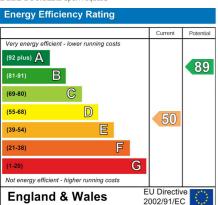
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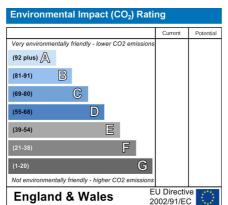
Property Tenure is Freehold

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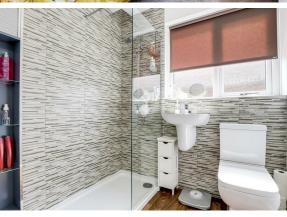
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for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

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