



£400,000-£425,000

GUIDE PRICE

ROXBURGH CLOSE
ARNOLD

- OPEN PLAN KITCHEN
- TWO RECEPTION ROOMS
- FOUR BEDROOMS
- EN SUITE SHOWER ROOM
- DOWNSTAIRS WC
- GARAGE
- EPC C



Well-Presented Detached Home

THIS BEAUTIFULLY PRESENTED DETACHED HOME OFFERS CONVENIENT ACCESS TO WELL-REGARDED SCHOOLS AND EXCELLENT TRANSPORT LINKS. DESIGNED WITH MODERN FAMILY LIVING IN MIND, THE PROPERTY BOASTS GENEROUS ACCOMMODATION AND IS IMMACULATLY PRESENTED THROUGHOUT.

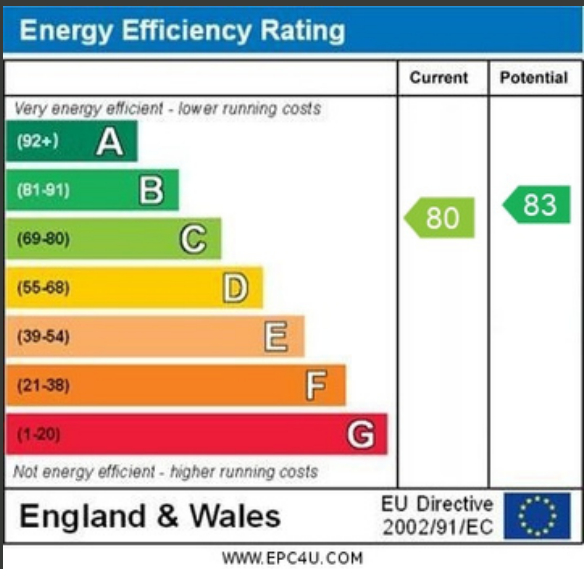
UPON ENTERING THROUGH THE FRONT DOOR, YOU ARE WELCOMED BY A BRIGHT HALLWAY PROVIDING ACCESS TO A GROUND-FLOOR W/C AND USEFUL STORAGE CUPBOARDS. TO THE RIGHT, THE SPACIOUS LIVING ROOM IS FILLED WITH NATURAL LIGHT AND FEATURES FRENCH DOORS THAT OPEN ONTO THE PATIO. ADJACENT TO THE LIVING ROOM IS AN ADDITIONAL RECEPTION ROOM, OFFERING FLEXIBLE SPACE FOR A PLAYROOM, DINING ROOM OR STUDY.

AT THE HEART OF THE HOME LIES THE OPEN-PLAN KITCHEN, COMPLETE WITH A CENTRAL ISLAND THAT PROVIDES BOTH A PRACTICAL WORKSPACE AND A SOCIAL HUB. THE KITCHEN IS FITTED WITH INTEGRATED FRIDGE FREEZER AND DISHWASHER AND BENEFITS FROM FRENCH DOORS THAT LEAD DIRECTLY OUT TO THE GARDEN.

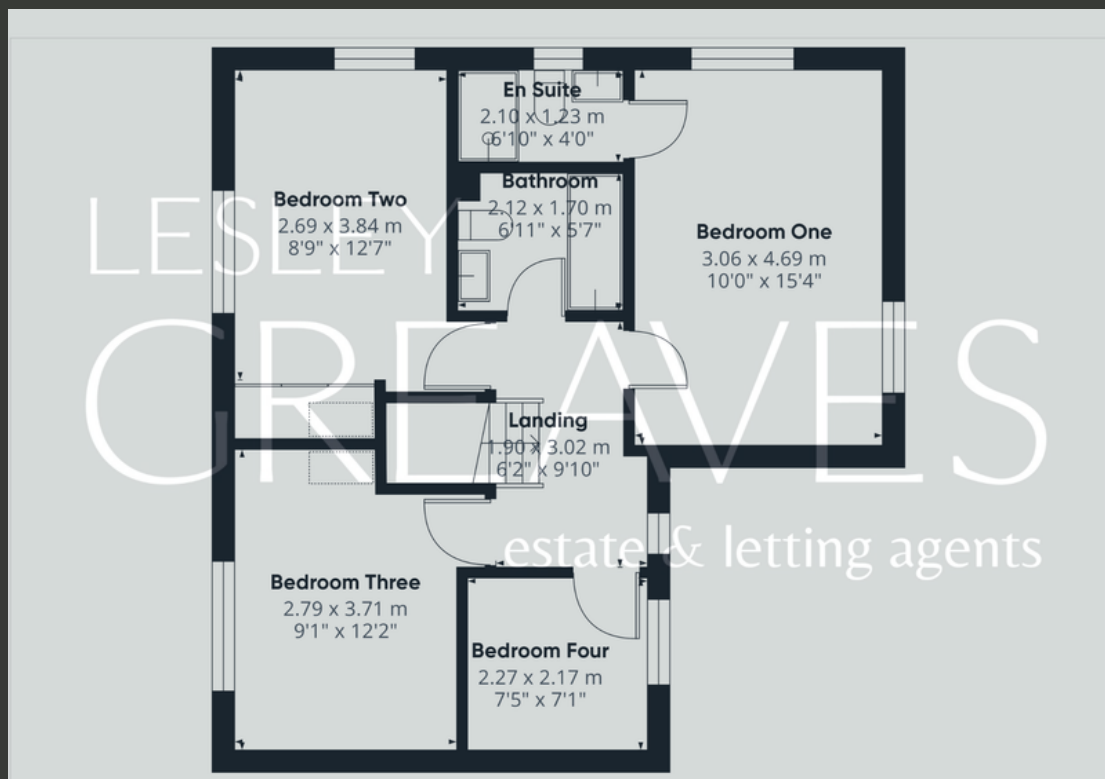
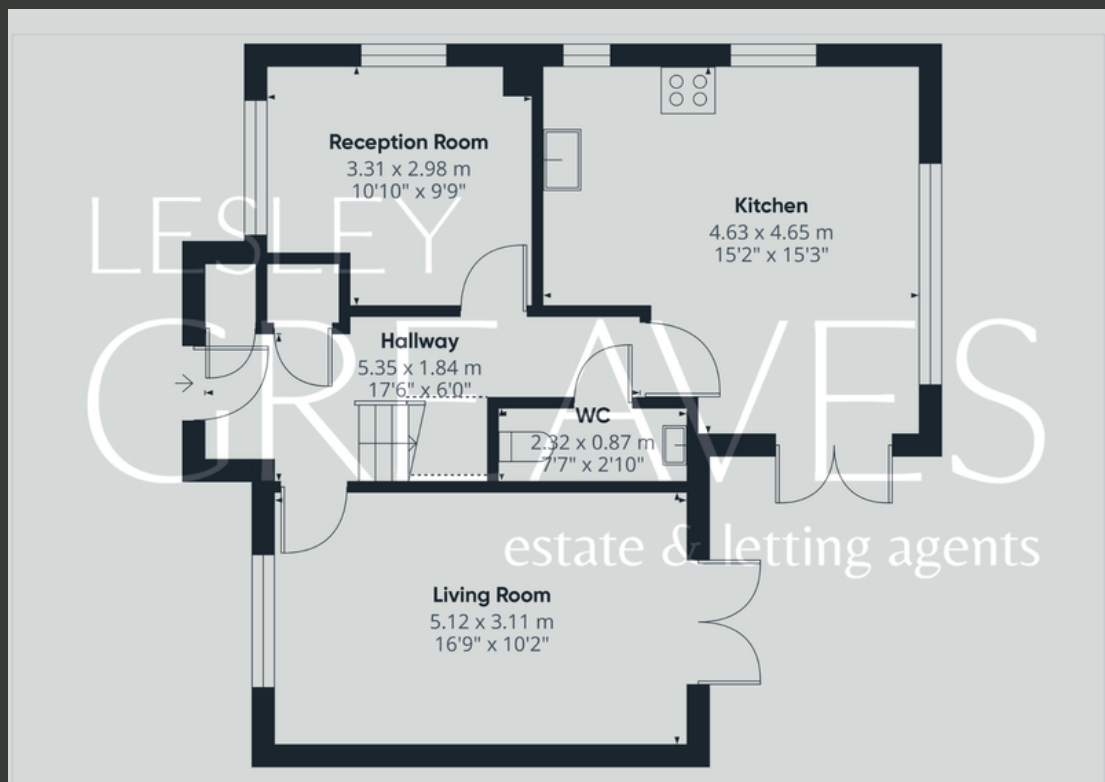
ON THE FIRST FLOOR, THE MASTER BEDROOM SERVES AS A PEACEFUL RETREAT WITH ACCESS TO A MODERN EN-SUITE SHOWER ROOM. THERE ARE TWO FURTHER DOUBLE BEDROOMS AND A SINGLE BEDROOM, IDEAL FOR USE AS A HOME OFFICE, DRESSING ROOM OR NURSERY. A CONTEMPORARY THREE-PIECE FAMILY BATHROOM COMPLETES THE FIRST FLOOR.

OUTSIDE, THE FRONT OF THE PROPERTY FEATURES A LANDSCAPED GARDEN WITH A SELECTION OF PLANTS AND SHRUBS. THE DRIVEWAY PROVIDES AMPLE OFF-ROAD PARKING AND LEADS TO THE GARAGE, WHICH OFFERS EXCELLENT STORAGE SPACE. THE REAR GARDEN HAS BEEN THOUGHTFULLY DESIGNED FOR BOTH RELAXATION AND ENTERTAINING, WITH PAVED AND DECKED SEATING AREAS AND A STYLISH GARDEN ROOM WITH POWER PERFECT FOR USE AS A GYM, STUDIO, OR HOME OFFICE.

- FREEHOLD
- COUNCIL TAX; BAND D
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 121 SQ METERS







Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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