



Church View Close
Arnold NOTTINGHAM

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for sale offers over
£380,000



Property Description

The property opens with a welcoming entrance hallway leading to a downstairs WC and a spacious lounge diner, perfect for relaxing or entertaining. There is a large breakfast kitchen ideal for family living, along with a separate dining room and an additional reception room off the dining area, offering flexibility for use as a snug, home office or playroom.

Upstairs, there are four well-proportioned bedrooms, including a master bedroom with en suite shower room, and a modern family bathroom.

Outside, the property benefits from a driveway providing off-road parking and a private rear garden featuring mature trees and plenty of space for outdoor enjoyment.

A superb family home combining space, comfort, and versatility - early viewing is highly recommended.

Entrance Hallway

Accessed via UPVC entrance door leading into the hallway where there is stairs off to the first floor, window to the side and tiled flooring.

Downstairs W.C

Having low level W.C, vanity wash hand basin, obscured window to the side, tiled flooring and walls.

Kitchen

10' 5" Max x 15' 11" Max (3.17m Max x 4.85m Max)

Having tiled flooring and underfloor heating, wall and base units with quartz work surfaces over, inset sink and a half, induction hob with extractor, integrated washing machine, electric oven, integrated dishwasher, window to the front, spot lights, integrated fridge freezer, wine cooler, cupboard housing the boiler and being open with the lounge.

Lounge

12' 3" x 15' 4" Max (3.73m x 4.67m Max)

Having UPVC sliding doors to the rear, log burner and two windows to the side.

Dining Room

11' 7" x 13' 8" (3.53m x 4.17m)

Having UPVC sliding doors to the rear, electric fire and door to:-

Third Reception Room

.17' 1" x 7' 10" Max (5.21m x 2.39m Max)

Having UPVC door to the side, inset sink and is currently used as a beauty room.

First Floor Landing

Having loft access which is part boarded.

Bedroom One

10' 8" x 16' 10" Max (3.25m x 5.13m Max)

Having a radiator and two windows to the front.

En Suite

Having tiled flooring, underfloor heating, obscured window to the side, vanity wash hand basin, low level W.C, chrome heated towel rail, mains fed walk-in shower and spot lights.

Bedroom Two

13' 11" x 9' 11" (4.24m x 3.02m)

Having window to the rear elevation, a radiator and eave storage.

Bedroom Three

11' 9" x 9' 10" (3.58m x 3.00m)

Having window to the rear elevation and a radiator.

Bedroom Three

8' 3" x 7' 4" (2.51m x 2.24m)

Having window to the front elevation and a radiator.

Bathroom

Having tiled flooring and underfloor heating, Jacuzzi style bath, obscured window to the side elevation, vanity wash hand basin, low level W.C, tiled flooring and spot lights.

Outside

To the rear is a tiered garden with a patio seating area, side access for bins, outside tap, outside power sockets, a decked seating area, two shed and Wendy house and mature trees.

To the front of the property is a paved driveway.









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EPC Rating: Council Tax
 Awaited Band: D

Tenure: Freehold

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