

# HoldenCopley

PREPARE TO BE MOVED

Arnold Road, Bestwood, Nottingham NG5 5HR

---

£1,150 PCM

Arnold Road, Bestwood, Nottingham NG5 5HR



**Due to high demand on this property, we are no longer accepting viewings.**

Please visit our website for more available properties.



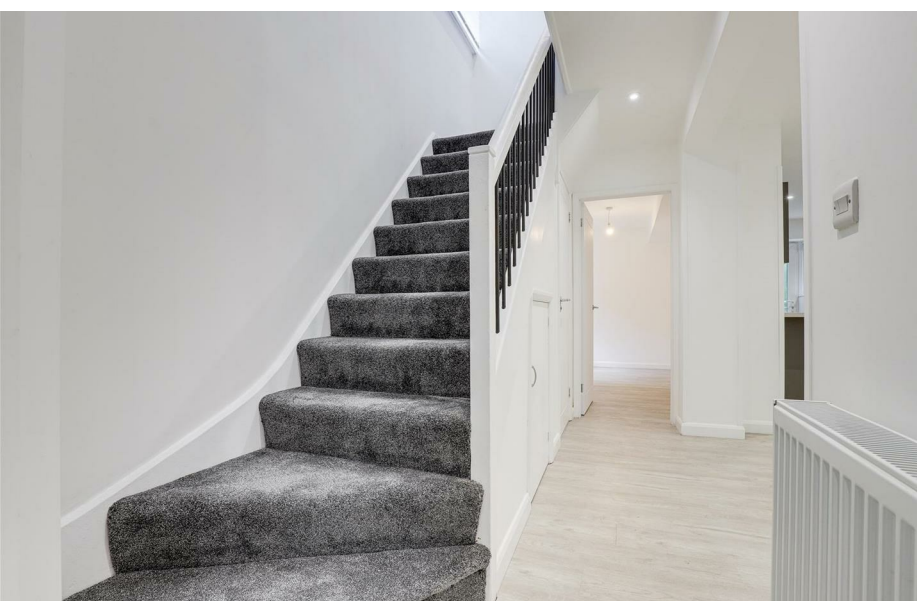


## PERFECT FAMILY HOME...

This beautifully presented three-bedroom semi-detached house offers spacious, modern accommodation, ideal for families. Located in the popular area of Bestwood, it is within easy reach of shops, eateries, schools, and transport links to the City Centre. The ground floor features an inviting entrance hall, a large living room and a modern fitted kitchen equipped with high-spec integrated appliances and space for additional appliances, open-plan to the living area. The third bedroom is also on the ground floor. Upstairs, there are two generously sized bedrooms serviced by a luxurious, bespoke three-piece bathroom suite. Outside, the front offers a lawned garden with a pathway, while the rear features an enclosed garden with a lawn, decorative plants, and shrubs—perfect for Summer. The property is unfurnished and available for immediate occupancy.

AVAILABLE NOW!





- Semi-Detached House
- Three Bedrooms
- Modern Fitted Contemporary Style Kitchen
- Spacious Living Room
- Modern Three Piece Bathroom Suite & Downstairs WC
- Un-Furnished
- Front & Rear Gardens
- Driveway Providing Off Street Parking
- Popular Location
- 360 Virtual Tour











## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

4'1" x 5'2" (1.26m x 1.58m)

The entrance hall has wood effect flooring and carpeted stairs, recessed ceiling spotlights and a single UPVC door providing access into the accommodation

#### Hall

2'10" x 11'6" (0.87m x 3.52m)

The hall has wood effect flooring, an under stair cupboard and provides access to the downstairs WC

#### Kitchen

9'6" x 12'11" (2.91m x 3.94m)

The kitchen has wood effect flooring, recessed ceiling spotlights, a range of fitted wall and base units with fitted worksurfaces, stainless steel sink and a half with a drainer and mixer taps, integrated oven with electric hobs with an overhead extractor fan, integrated dishwasher, integrated fridge/freezer. space and plumbing for a washing machine, vertical radiator, open plan to the living room, a UPVC double glazed window and a single UPVC door providing access to the rear garden

#### Living Room

10'6" x 13'9" (3.21m x 4.21m)

The living room has wood effect flooring, recessed ceiling spotlights, radiator and a UPVC double glazed window

#### Bedroom Three

7'8" x 12'5" (2.34m x 3.81m)

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

### FIRST FLOOR

#### Landing

4'7" x 5'2" (1.40m x 1.60m)

The landing has carpeted flooring, recessed ceiling spotlights, smoke alarm, in-built storage cupboard, UPVC double glazed window and provides access to the first floor accommodation

#### Master Bedroom

10'11" x 11'5" (3.33m x 3.48m)

The main bedroom has carpeted flooring, radiator and a UPVC double glazed window

#### Bedroom Two

9'1" x 9'7" (2.79m x 2.93m)

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

#### Bathroom

7'9" x 9'6" (2.37m x 2.91m)

The bathroom has tiled flooring, fully tiled walls, recessed ceiling spotlights, wall mounted heated towel rail, vanity washbasin with mixer taps, double walk-in shower enclosure with a wall mounted mains-fed waterfall shower with a separate shower over, low level dual flush WC, extractor fan and a UPVC double glazed obscure window

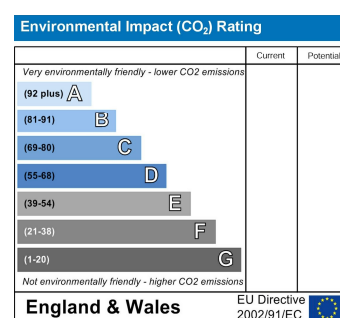
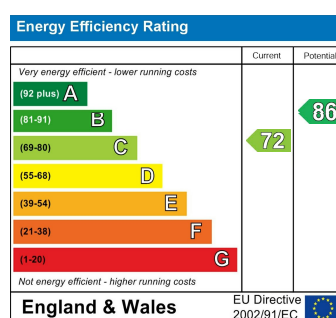
#### WC

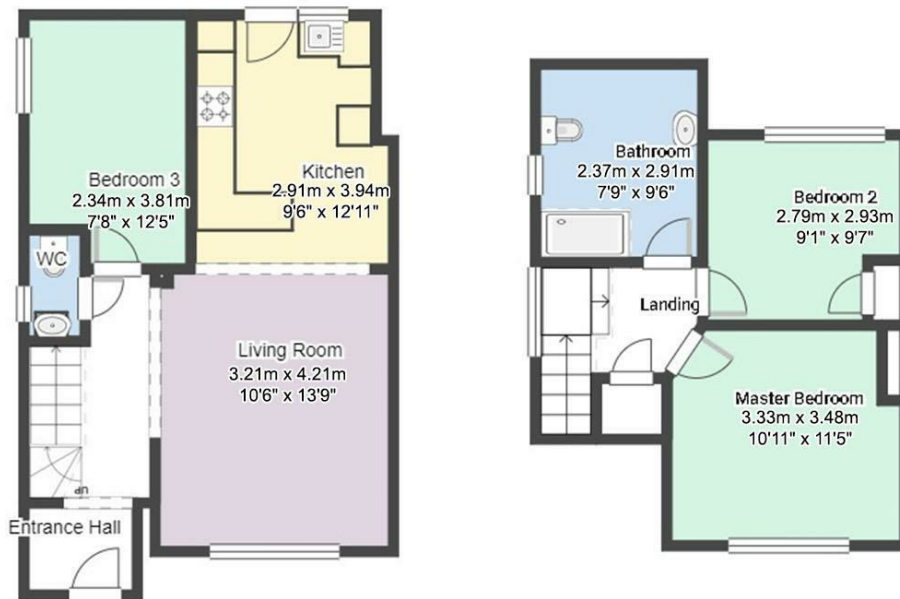
5'2" x 2'6" (1.59m x 0.77m)

### OUTSIDE

### FRONT

### REAR





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.  
© HoldenCopley

**01158228800**

4 Croft Road, Arnold, Nottingham, NG5 7DX

[lettings@holdencopley.co.uk](mailto:lettings@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)