



Arthurs View Vicarage Lane
Ironville Nottingham



Property Description

Hall & Benson are delighted to access this immaculate two bedroom semi detached property on generous plot with accomodation comprising entrance hall, lounge and breakfast kitchen to the ground floor with two goodsized bedrooms and family bathroom to the first floor. Externally there is ample off road parking and detached garage, the rear benefits from a low maintenance enclosed garden. Located in the rural village of Codnor Park, with local amenities. Viewing is essential!

Entrance Hall

window to front elevation, laminate flooring and front door

Lounge

11' 7" x 17' 7" (3.53m x 5.36m)
laminate flooring, radiator, feature fireplace with electric fire, radiator, window to front elevation, understair storage cupboard, door to the kitchen

Breakfast Kitchen

8' 6" x 11' 6" (2.59m x 3.51m)
fitted kitchen comprising of wall and base units, breakfast bar, gas hob with extractor hood over, inset sink with mixer tap, space for white goods, boiler location, tiled flooring, door to rear garden

First Floor Landing

Bedroom One

9' 7" x 10' 1" (2.92m x 3.07m)
carpet, fitted wardrobes, radiator, window to front elevation, storage cupboard

Bedroom Two

8' 4" x 11' 7" (2.54m x 3.53m)
carpet, radiator, window to rear elevation

Bathroom

comprising of three piece suite, panel bath with shower over, w/c and wash hand basin, part tiled walls and vinyl flooring, window to side elevation

External

The front of the property is mostly laid to lawn with a driveway providing off road parking, detached garage, The rear of the property benefits from a low maintenance enclosed rear garden mostly laid to gravel with a patio area.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Hall & Benson on

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22A High Street
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EPC Rating: C

Tenure: Freehold

view this property online hallandbenson.co.uk/Property/ALF102582



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