



Profiles Estate Agents

23 Arnold Road

, Stoke Golding, CV13 6JG

Offers In The Region Of £415,000



Immaculately presented, deceptively spacious 4 bedroom family detached house, occupying a corner commanding sought after cul de sac cul de sac position in a picturesque village location. The property has the additional benefits of gas central heating (condensing combination boiler), PVCu double glazed windows, modern fitted breakfast kitchen, luxury bathroom, victorian conservatory, summer house/ home office, landscape enclosed private rear garden, detached garage, driveway (2 cars), water meter and alarm system.

The property is located close to local amenities, whilst being accessible for commuting to all major road links such as the A5, M69, M6 and M1.

VIEWING ESSENTIAL.



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Reception hall. 17'7" x 5'7". (5.38 x 1.71.)

Composite double glazed door with glass balustrade, ceramic tiled floor, PVCu double glazed window, coving, and radiator.

Guest cloakroom (front). Fully tiled. 7'5" x 2'4". (2.28 x 0.73.)

Obscure PVCu double glazed window, ceramic tiled floor, low flush wc, wash hand basin in vanity unit and ladder style radiator.

Attractive lounge (front). 15'6" x 10'0". (4.74 x 3.05.)

PVCu double glazed bay window, PVCu double glazed window, radiator and coving.

Luxury fitted breakfast kitchen (rear). 17'7" x 9'8". (5.36 x 2.95.)

Fesature sink, range of attractive base and wall units (9 base and 8 wall), finished in 'high gloss' white, associated quartz work surfaces with under lighting, fitted dishwasher, wine chiller, split level induction hob, electric (fan assisted) hob, extractor hood, polished porcelain tiled floor, PVCu double glazed window and door.

Victorian conservatory (rear). 10'11" (max) x 10'4" (max). (3.33 (max) x 3.17 (max).)

PVCu double glazed windows, twin PVCu double glazed doors, multi pitched double glazed roof, electric wall heater, polished porcelain tiled floor, and wall light point.

First floor landing. 8'9" (max) x 5'10". (2.67 (max) x 1.78.)

PVCu double glazed window, roof void access and linen cupboard with a wall mounted fan assisted flue condensing boiler (Worcester Greenstar 30 ErP).

Bedroom 1 (side). 13'4" x 8'9". (4.08 x 2.67.)

PVCu double glazed window, radiator, fitted twin double wardrobes with bridging cupboards, laminate floor and radiator.

Bedroom 2 (side). 9'2" x 8'3". (2.80 x 2.53.)

Fitted triple wardrobes, PVCu double glazed window and radiator.

Bedroom 3 (front). 9'10" x 9'10". (3.00 x 3.00.)

PVCu double glazed window, radiator, fitted double wardrobe with full length sliding mirrored doors and laminate floor.

Bedroom 4 (front). 8'5" x 6'1". (2.57 x 1.86.)

PVCu double glazed window, radiator and fitted wardrobe.

Modern luxury bathroom (rear). Fully tiled. 7'1" x 6'1". (2.17 x 1.86.)

Full suite in white, P shaped bath with chrome mixer shower, waterfall shower head and side side screen, low flush wc with concealed cistern, wash hand basin in vanity unit with 2 base doors finished in 'high gloss' white, obscure PVCu double glazed window, downlights to the ceiling, extractor fan and ladder style radiator.

Outside.

Enclosed picturesque walled rear garden, with established lawn, patio, water tap, security light. Home office / summer house 2.39 x 2.30m with power and light points, twin double glazed doors and double glazed window.

Lawn side garden.

Front garden with double width driveway, patio area and gated side access.

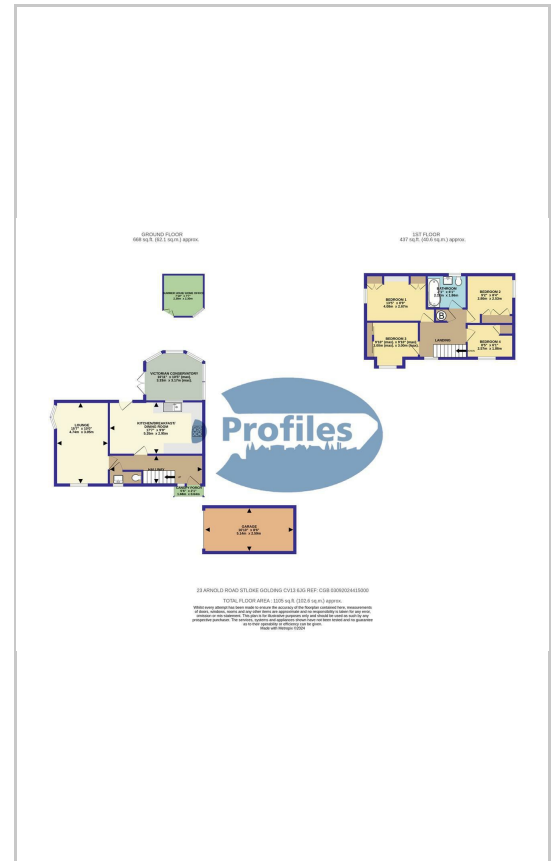
Detached garage. 16'10" x 8'5". (5.14 x 2.59.)

Electric roller shutter door, light and power points.

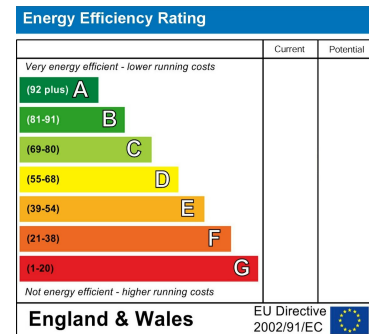
Area Map



Floor Plans



Energy Efficiency Graph



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