



£440,000

GLANTON WAY
ARNOLD

- DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- OPEN PLAN KITCHEN/DINER
- FIVE BEDROOMS
- TWO BATHROOMS & EN SUITE
- EPC D



Impressive Extended Five-Bedroom Detached Family Home

THIS EXCEPTIONALLY WELL-PRESENTED AND EXTENDED FIVE-BEDROOM DETACHED FAMILY HOME OFFERS SPACIOUS AND VERSATILE ACCOMMODATION, IDEAL FOR A GROWING FAMILY. SITUATED IN A SOUGHT-AFTER RESIDENTIAL LOCATION, THE PROPERTY IS CONVENIENTLY PLACED FOR LOCAL AMENITIES, SCHOOLS AND EXCELLENT TRANSPORT LINKS.

THE ACCOMMODATION BEGINS WITH A WELCOMING ENTRANCE HALLWAY, WITH STAIRS RISING TO THE FIRST FLOOR AND ACCESS TO THE PRINCIPAL ROOMS, TOGETHER WITH A USEFUL GROUND-FLOOR WC.

THE GENEROUS LIVING ROOM PROVIDES AN EXCELLENT SPACE FOR RELAXING, WHILE A SEPARATE DINING ROOM IS IDEAL FOR FAMILY MEALS AND ENTERTAINING.

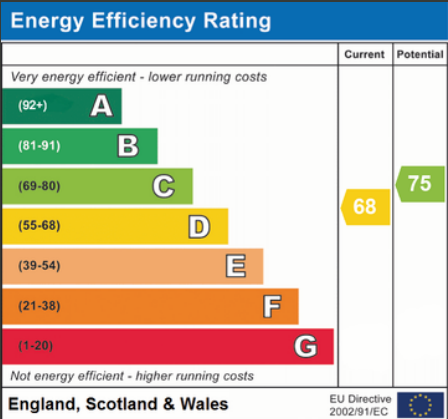
A PARTICULAR FEATURE IS THE CONTEMPORARY KITCHEN AND DINING AREA, CREATING A SPACIOUS AND SOCIABLE SETTING FOR MODERN FAMILY LIVING. THE KITCHEN IS FITTED WITH A STYLISH RANGE OF UNITS, COMPLEMENTARY WORK SURFACES AND INTEGRATED APPLIANCES, WITH THE ADJOINING DINING AREA PROVIDING DIRECT ACCESS OUTSIDE. A SEPARATE UTILITY ROOM OFFERS FURTHER PRACTICAL SPACE.

TO THE FIRST FLOOR ARE FIVE WELL-PROPORTIONED BEDROOMS, WITH THE MAIN BEDROOM BENEFITING FROM AN EN-SUITE SHOWER ROOM. THE REMAINING BEDROOMS OFFER EXCELLENT FLEXIBILITY FOR FAMILY, GUESTS OR HOME WORKING. THERE ARE ALSO TWO FURTHER BATHROOMS, INCLUDING A SPACIOUS FAMILY BATHROOM WITH BOTH A BATH AND SEPARATE SHOWER ENCLOSURE.

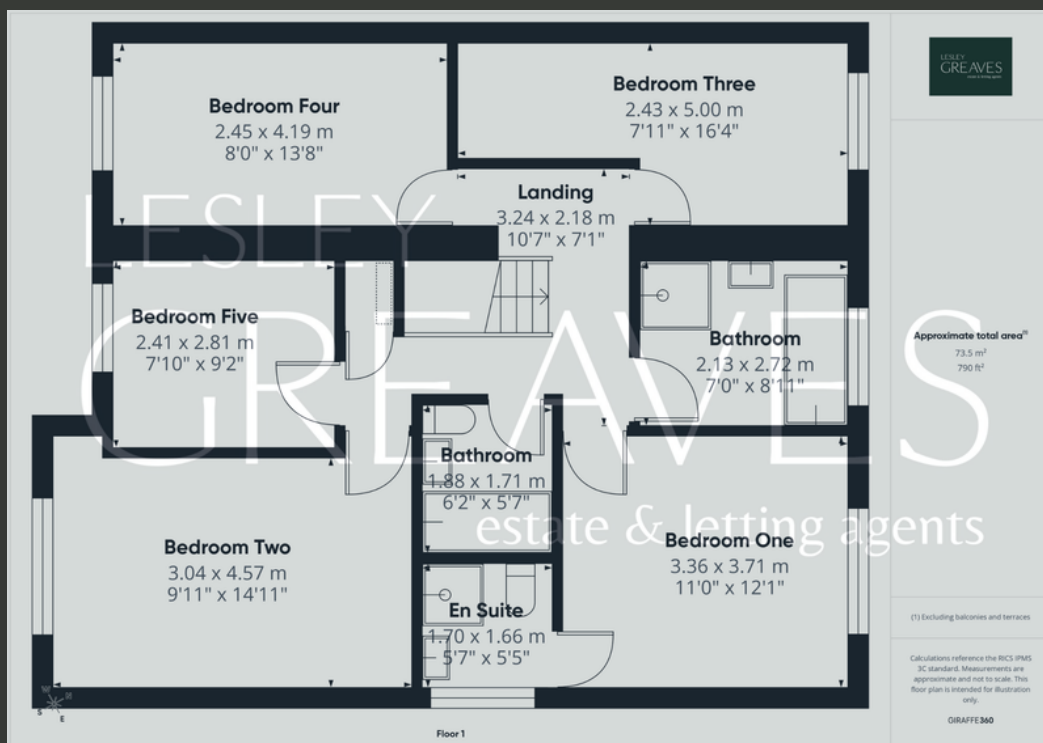
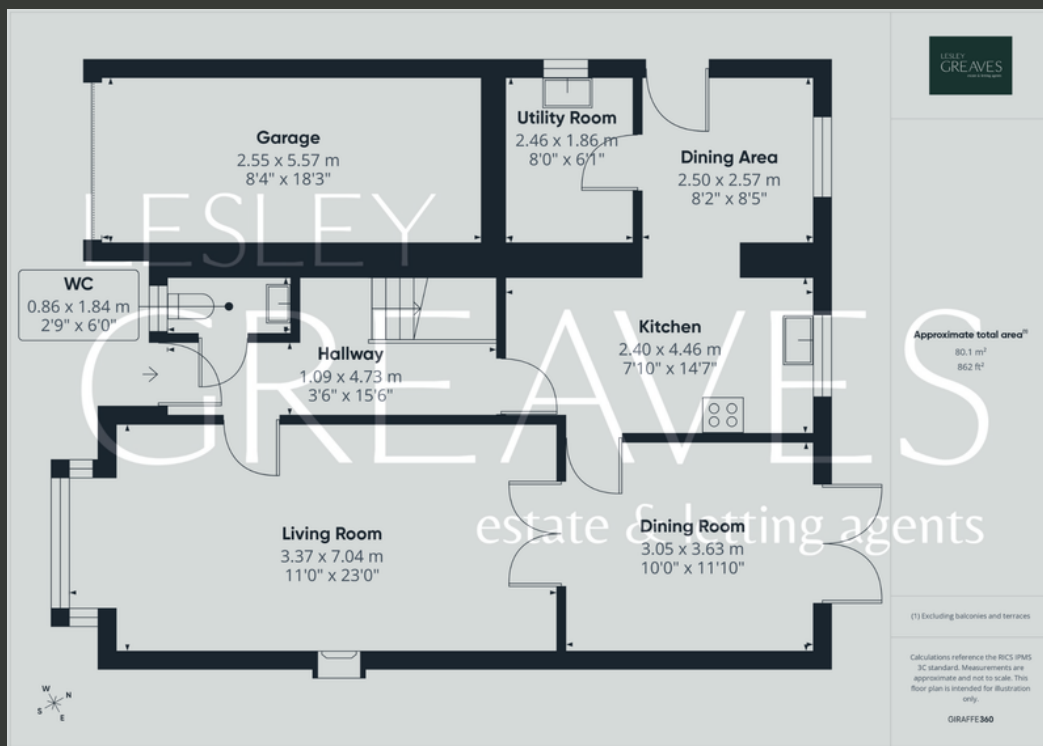
TO THE REAR IS A GENEROUS AND ESTABLISHED GARDEN, MAINLY LAID TO LAWN WITH ATTRACTIVE PLANTING AND PATIO AREAS IDEAL FOR OUTDOOR DINING AND ENTERTAINING. AN ATTRACTIVE SUMMER HOUSE PROVIDES USEFUL ADDITIONAL AND VERSATILE SPACE.

TO THE FRONT, A BLOCK-PAVED DRIVEWAY PROVIDES OFF-ROAD PARKING AND ACCESS TO THE INTEGRAL GARAGE, WITH A LAWNED GARDEN AND ESTABLISHED PLANTING COMPLETING THE ATTRACTIVE FRONTAGE.

- FREEHOLD
- COUNCIL TAX; BAND E
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 148 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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