



Bestwood Lodge Drive  
Arnold Nottingham



# Bestwood Lodge Drive Arnold Nottingham NG5 8NE

for sale offers over  
**£230,000**



## Property Description

In the heart of Bestwood Country Parks! Three Bedroom Semi Detached home with Solar Panels sitting on a generous corner plot!

The property comprises of Entrance Hallway, Fitted Breakfast Kitchen, Open plan Lounge Diner. To the first floor is the Three Bedrooms and Wet Room. To the exterior of the property is a sizable beautifully laid lawn with mature shrubs and tree borders.

What makes this property so special is the stunning countryside views, book a viewing now to fully appreciate its beauty.

## Entrance Hallway

Accessed via UPVC door leading into the hallway with a radiator, stairs to the first floor and wall mounted boiler.

## Kitchen

18' 2" x 7' 2" ( 5.54m x 2.18m )

having matching wall and base units with work surfaces over, inset sink and drainer, plumbing and space for washing machine, understairs storage cupboard, tiled flooring, space for cooker, space for fridge, door to the side elevation and double glazed window to the side and rear elevation,

## Lounge

11' 1" x 22' 1" ( 3.38m x 6.73m )

Having double glazed patio doors to the rear elevation, double glazed window to the front elevation, newly fitted carpet flooring, two radiators, electric fireplace with mantle over.



## First Floor Landing

Having built-in storage cupboard and loft access.

## Bedroom One

12' x 10' ( 3.66m x 3.05m )

Having a radiator, double glazed window to the front elevation, built-in wardrobes and built-in storage around the bed.

## Bedroom Two

.10' 7" x 11' 1" ( 3.23m x 3.38m )

Having a radiator and double glazed window to the rear elevation.

## Bedroom Three

11' 5" x 5' 8" ( 3.48m x 1.73m )

Having a built-in storage cupboard, double glazed window to the front elevation and a radiator.

## Wet Room

6' 8" x 7' 4" ( 2.03m x 2.24m )

Having electric shower, extractor, low level W.C, vanity wash hand basin, double glazed obscured window to the rear elevation and tiled walls,

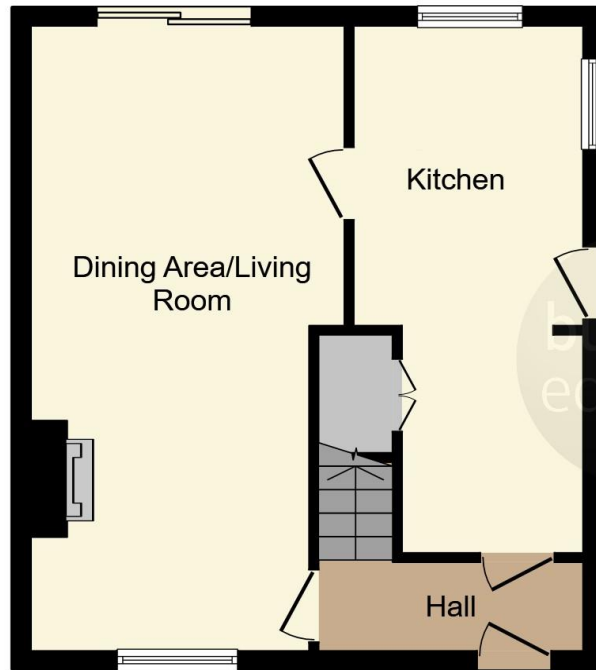
## Outside

Externally the property sits on a corner plot which is mainly laid to lawn with mature borders.

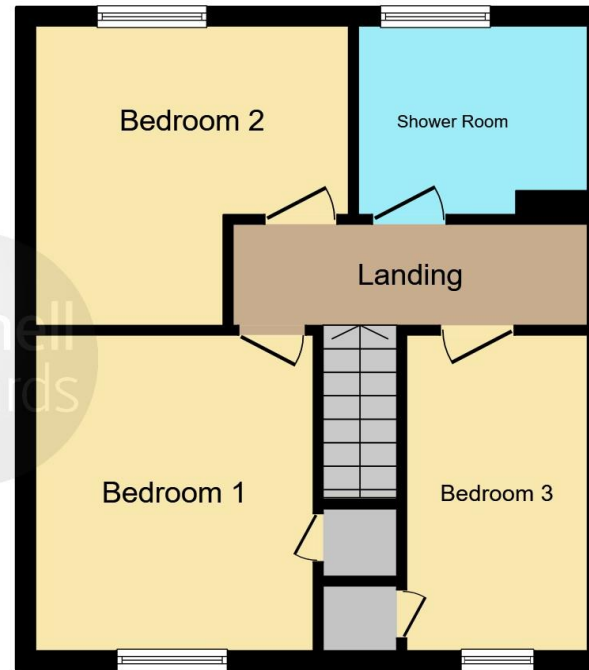








**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

**T 0115 968 0528**  
**E [hucknall@burchelledwards.co.uk](mailto:hucknall@burchelledwards.co.uk)**

64 High Street Hucknall  
NOTTINGHAM NG15 7AX

**EPC Rating: B**

**Tenure: Freehold**

**check out more properties at [burchelledwards.co.uk](http://burchelledwards.co.uk)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HUK104144 - 0002