



 2

 1

 1

 D

**DavidJames**  
the estate agent

**Shirley Drive, Arnold, Nottingham, NG5 7JX**

**Guide Price £230,000**

# About This Property

Presenting a charming detached bungalow situated in popular Arnold, this property stands out with its contemporary enhancements and being only a short walk to local bus stops and shops. The property is well presented and benefits from no upward chain. Situated on a corner plot, the bungalow features two generously-sized bedrooms, each boasting fitted wardrobes for ample storage solutions. Step into the welcoming L-shaped entrance hall adorned with laminate flooring, guiding you seamlessly into the inviting lounge/dining room where laminate flooring and patio doors create a bright and airy ambiance.

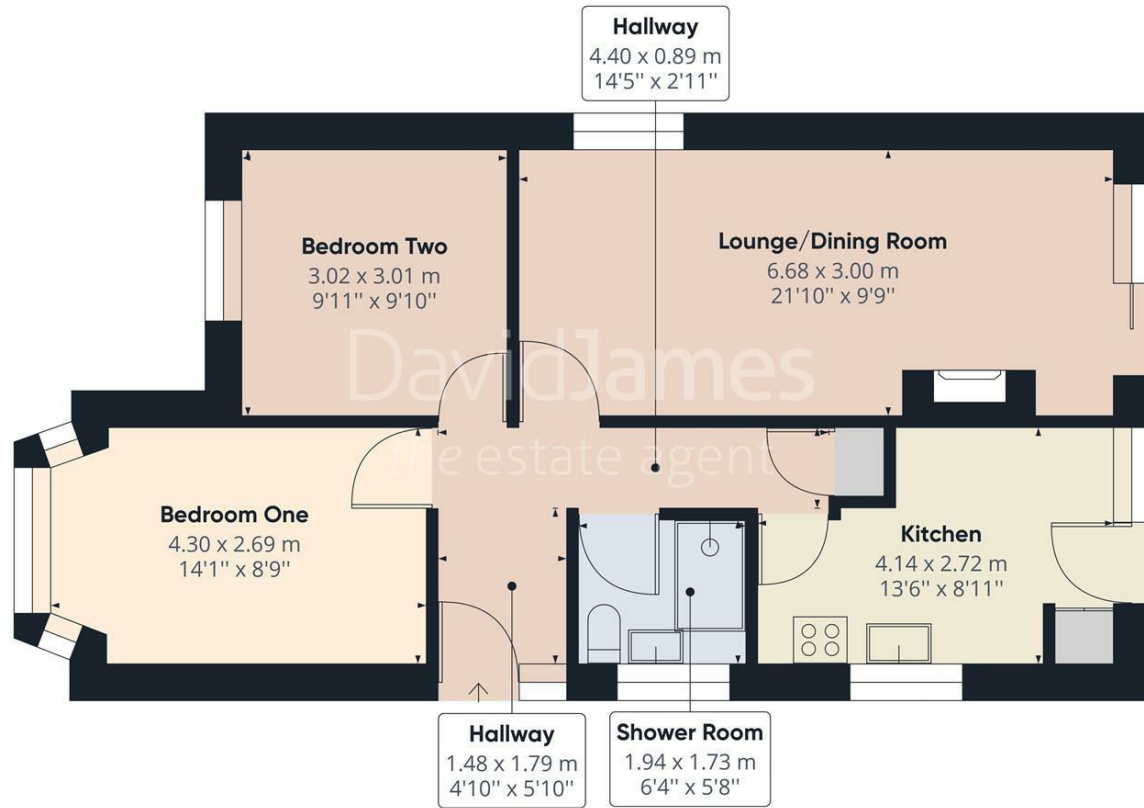
The kitchen is thoughtfully appointed with integrated appliances including an oven and hob with an extractor fan. A modern, fully tiled shower room/WC with a sleek white suite and electric shower adds to the convenience and sophistication of the home. Further amenities include combination gas central heating and UPVC double glazing for optimal comfort and energy efficiency.

Outside, the property offers a tandem driveway and detached garage for hassle-free off-road parking. The low maintenance gardens surrounding the property, including the side and rear areas, feature a delightful patio space perfect for outdoor relaxation and entertainment. With its blend of modern comforts and convenient features, this bungalow presents an ideal opportunity for comfortable and stylish living in Arnold.

- Much improved detached bungalow set on a corner plot in popular Arnold
- Two bedrooms, both with fitted wardrobes
- L-shaped entrance hall with laminate flooring
- Lounge/dining room with laminate flooring and patio doors leading to the rear garden
- Kitchen with integrated oven, hob and an extractor fan above
- Modern fully tiled shower room/Wc with white suite and electric shower
- Combination gas central heating, UPVC double glazed windows
- Tandem driveway and garage to the side of the property provide off road parking
- Low maintenance gardens to the side and rear of the property including patio area
- Close to ample amenities and transport links





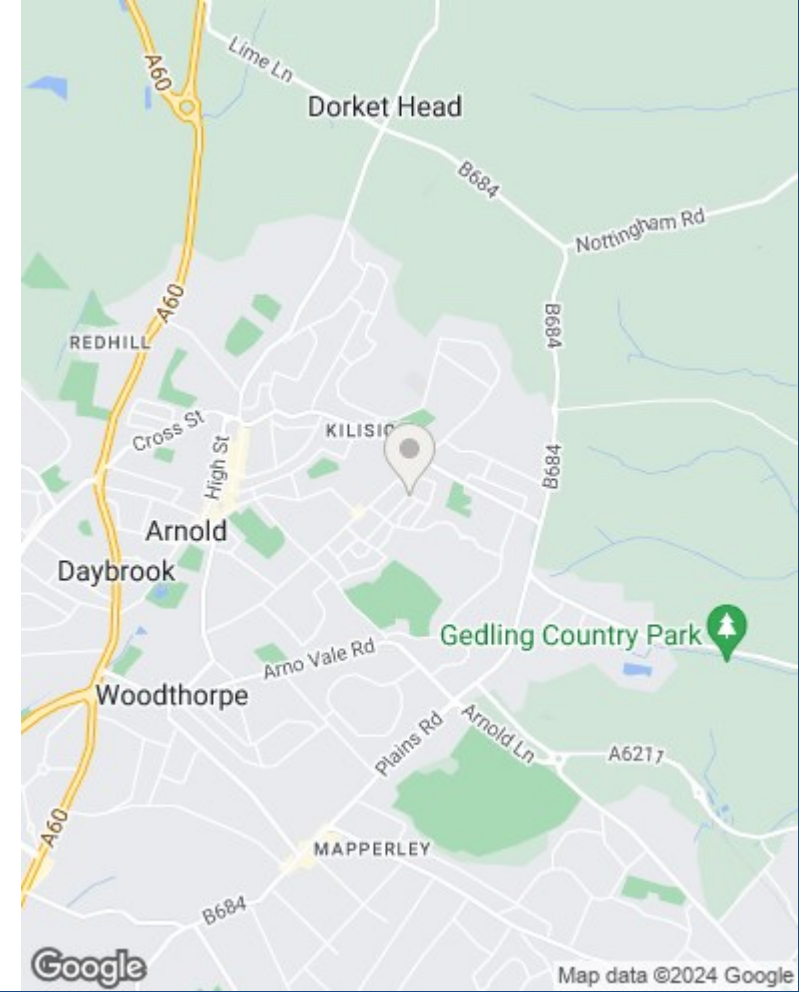


Approximate total area<sup>(1)</sup>  
61.78 m<sup>2</sup>  
665.00 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

**Council Tax Band: C**  
**Gedling Borough Council**  
**Freehold**

**DavidJames**  
the estate agent

David James Estate Agents  
100 Front Street, Nottingham, NG5 7EJ  
t: 0115 955 5550 e: arnold@david-james.com

