



**DavidJames**  
the estate agent

**Rookery Gardens, Arnold, Nottingham, NG5 7FX**

**Guide Price £220,000**

# About This Property

This semi-detached house offers a wealth of potential for those seeking a home within easy walking distance of Arnold town centre's array of shops, eateries and frequent bus services to the City Centre and surrounding areas. The property is conveniently positioned, providing accessibility to a variety of local schools.

Upon entering, the entrance hall leads to a good-sized lounge as well as the dining kitchen, which boasts French doors and an open-plan layout, a result of merging the previously separate kitchen and dining room. Adjacent to the kitchen, the side lobby doubles as a utility space, featuring access to a WC and an additional store room for added convenience.

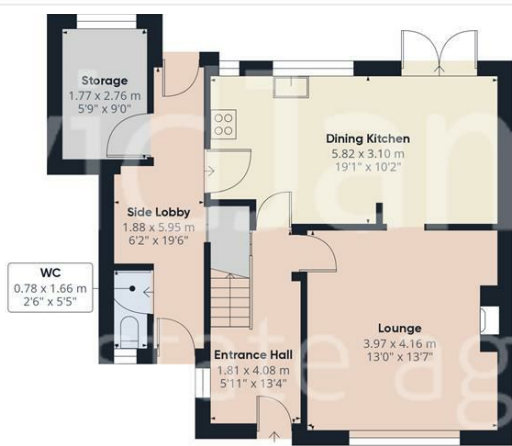
The upper level comprises three well-proportioned bedrooms, complemented bathroom is equipped with a three-piece suite.

Outside, the property presents an enclosed lawned rear garden, providing a private outdoor space for relaxing and gardening. The driveway, secured with gates, provides ample off-street parking at the front.



- Semi-detached house
- No upward chain
- Significant potential for personalisation
- A short walk from Arnold Town Centre's amenities
- Good-sized lounge
- Dining kitchen with French doors
- Three bedrooms
- Bathroom with three-piece suite
- Enclosed lawned rear garden
- Driveway with gates providing off-street parking





Floor 0



Floor 1

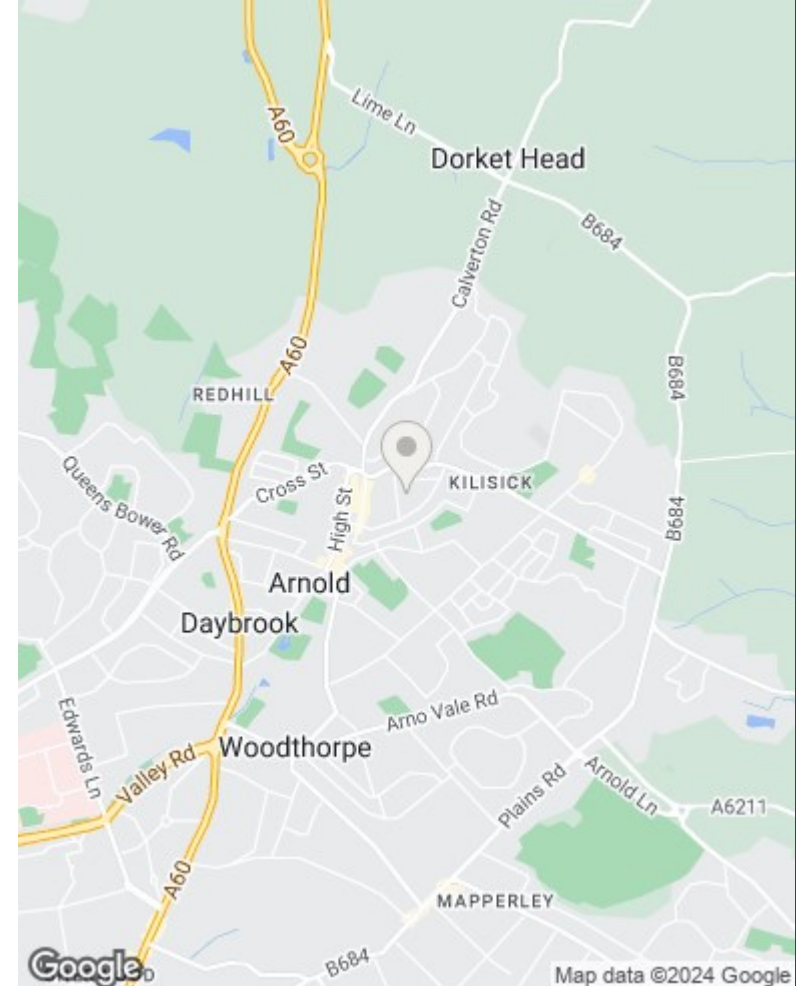


Approximate total area<sup>8</sup>  
97.3 m<sup>2</sup>  
1047.29 ft<sup>2</sup>

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.

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

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