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DavidJames
the estate agent

Eaton Avenue, Arnold, Nottingham, NG5 7LG

Guide Price £260,000

About This Property

GUIDE PRICE £260,000-£280,000 Available with no upward chain, we are pleased to bring to the market this chalet-style detached bungalow which offers a fantastic opportunity for those seeking single-storey living with the bonus of additional space upstairs. Located within easy access to Arnold's local amenities, this home boasts lots of potential for personal touches and customization!

The welcoming entrance hall leads into a spacious lounge, highlighted by a bay window. The kitchen is fitted with a range of units and includes a freestanding cooker, washing machine and dishwasher, complemented by an adjoining pantry for extra storage. The conservatory, accessible from the kitchen, provides views over the garden and access to the side of the property. Additionally, the property features a versatile dining room with patio doors, offering potential as an extra bedroom. The ground floor includes a double bedroom and a main bathroom equipped with a four-piece suite, featuring a separate shower cubicle for added convenience - both of which to combine to allow for ground floor living, if required.

The first floor houses two more bedrooms, where the primary bedroom benefits from an en-suite shower room and fitted wardrobes. Bedroom three could alternatively function as an office and has storage to the eaves space.

The property further benefits from double glazing and a burglar alarm system, which has been regularly serviced.

Outside, the garden takes advantage of a south-westerly facing aspect and has been designed with low-maintenance in mind with a paved patio area providing a seating area with plenty of space for garden furniture.

Completing this attractive offering is a driveway leading up to a carport and garage, ensuring ample off-street parking.

- Chalet-style detached bungalow
- Versatile layout with option of ground floor living
- Offered to the market with no upward chain
- Welcoming entrance hall with porch
- Spacious lounge with feature bay window
- Dining room which could function as a further bedroom
- Fitted kitchen with adjoining pantry and conservatory
- Three bedrooms (main bedroom with en-suite)
- Low-maintenance south-westerly facing garden
- Driveway, carport and garage providing off-street parking







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

126.61 m²
1362.79 ft²

Reduced headroom

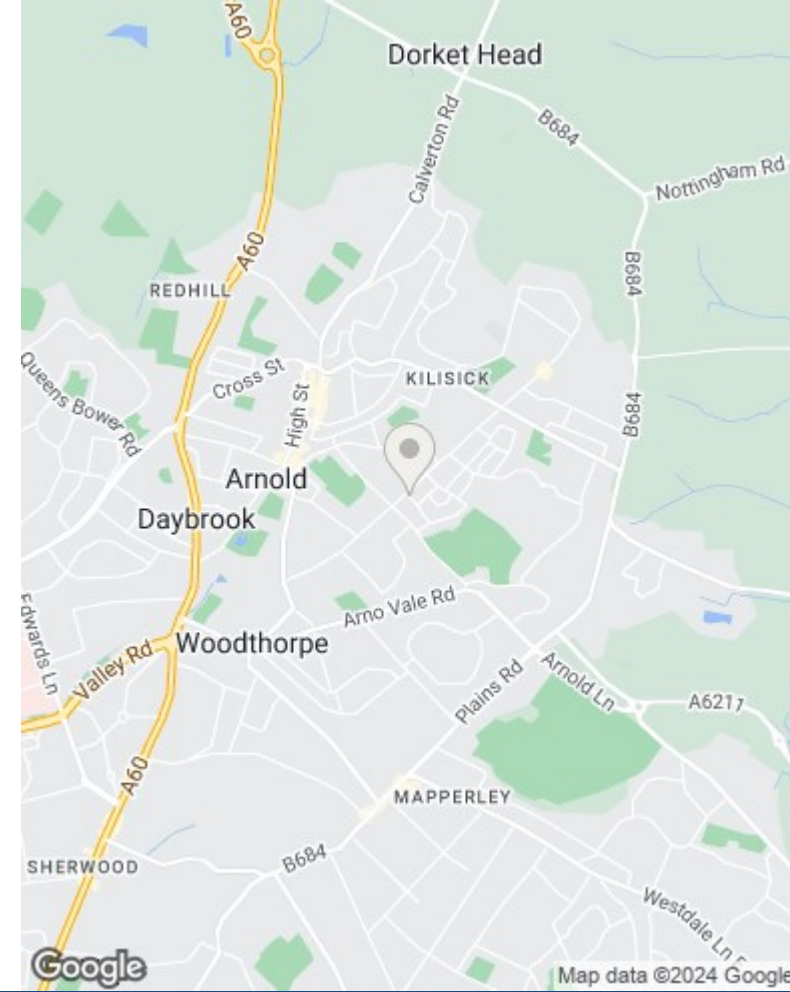
8.24 m²
88.67 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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: C
Gedling Borough Council
Freehold

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