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**DavidJames**  
the estate agent

**Cornell Drive, Arnold, Nottingham, NG5 8RF**

**Guide Price £280,000**

# About This Property

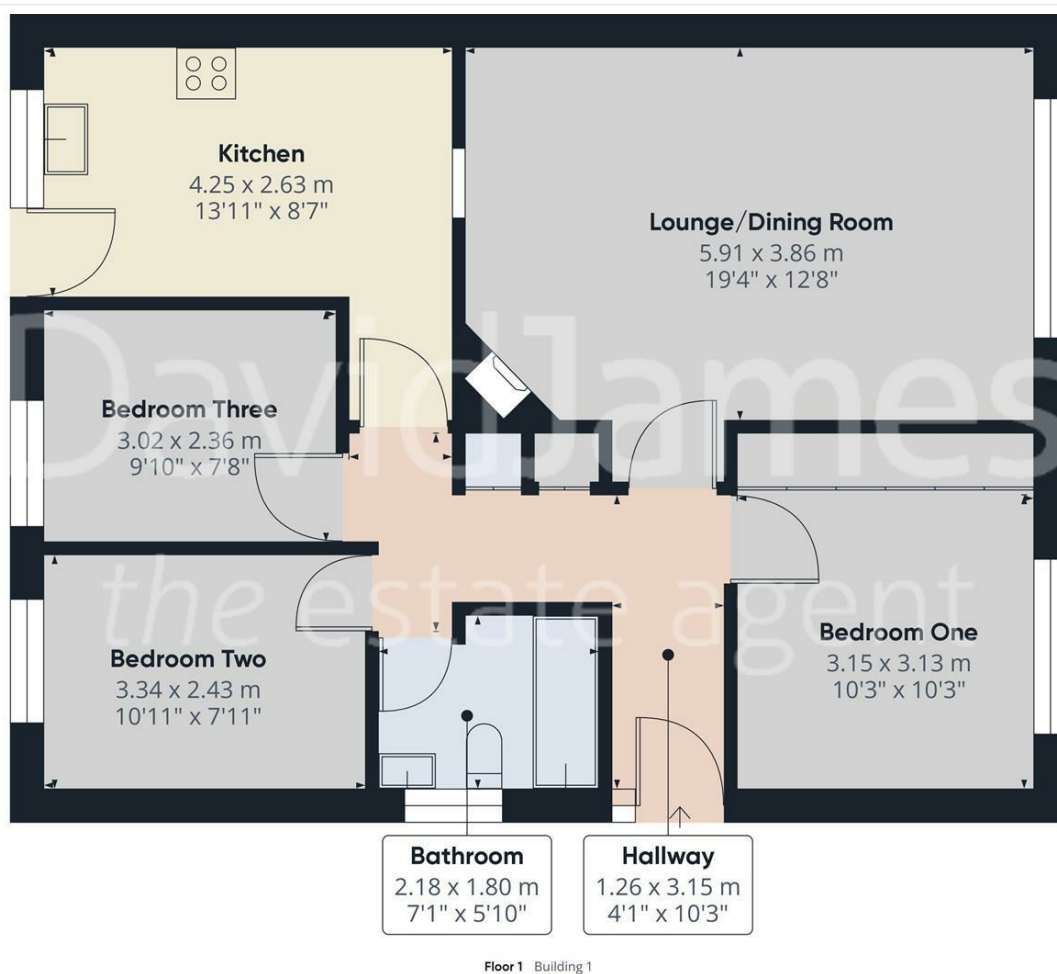
Guide Price £280,000 - £300,000. Located in the heart of Arnold, this detached bungalow is offered for sale with no upward chain. This home features three bedrooms, two of which boast built-in wardrobes. The L-shaped entrance hall welcomes you with additional storage options. The lounge/dining room has a corner fireplace and an electric log effect burner. The breakfast kitchen has units and durable tiled flooring and the bathroom has an electric shower and tiled flooring. There is combination gas central heating with a newly installed boiler in 2022, UPVC double glazing throughout, a security alarm system, and cavity wall insulation. The property has been recently refreshed, including new carpets in the lounge, hallway, and two of the bedrooms. Parking is plentiful with a tandem driveway and gated carport, alongside a large single garage equipped with power and lighting. The exterior spaces include a front garden and a private, enclosed lawned rear garden with a patio area.



- Detached bungalow sold with no upward chain
- Three bedrooms, two bedrooms with fitted wardrobes
- L-shaped entrance hall with storage cupboards
- Lounge/dining room with corner fireplace with electric log effect burner
- Breakfast kitchen with a range of units and tiled flooring
- Bathroom/Wc with electric shower and tiled flooring
- Combination gas central heating (new boiler installed 2022), UPVC double glazing, alarm system, cavity wall insulation
- Freshly decorated with new carpets to lounge, hallway and two bedrooms
- Tandem driveway with gated car port provides ample off road parking, large single garage with power and lighting
- Front and enclosed lawned rear garden with patio area







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Approximate total area\*\*  
74.72 m<sup>2</sup>  
804.32 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: C**  
**Gedling Borough Council**  
**Freehold**

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