



DavidJames
the estate agent

Downham Close, Arnold, Nottingham, NG5 6PR

Guide Price £200,000

About This Property

This immaculately-presented end townhouse is a perfect match for first-time buyers eager to embark on their homeownership journey or for those seeking a move-in ready downsize! Positioned in a cul-de-sac within easy reach of Arnold's wide range of amenities and just a short stroll from Arnot Hill Park, frequent bus services are also available nearby which serve Nottingham City Centre and the surrounding areas.

Upon entering, you'll find the entrance hall equipped with a burglar alarm system for peace of mind and a handy in-built storage cupboard. The bright and spacious lounge features a charming bow window and a decorative fireplace - all combining to provide a great space for relaxing.

The beautiful dining kitchen, which opens onto the garden through French doors, is fitted with a range of units and integrated appliances including an electric oven, an induction hob with extractor as well as both a fridge and freezer.

Upstairs, the accommodation comprises two double bedrooms, with the main bedroom benefitting from large in-built wardrobes. A superb modern bathroom features a three-piece suite with vanity storage and a recently installed over-bath shower.

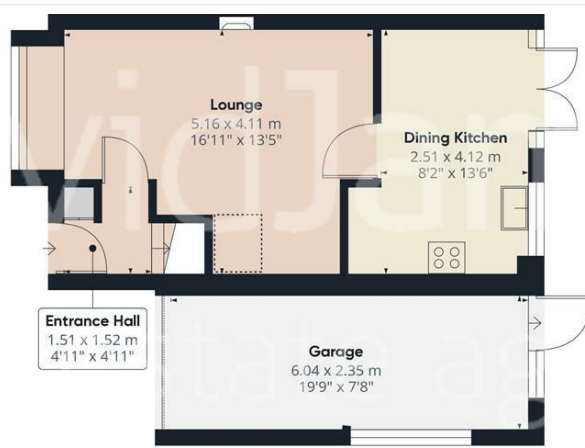
This home also benefits from UPVC double glazing and a Worcester boiler controlled by a Hive smart thermostat, enabling easy temperature adjustments from anywhere via the app.

Outside, the lawned rear garden is enclosed and enjoys an initial patio seating area with plenty of space for garden furniture. The driveway at the front provides off-street parking and access to the garage, which is equipped with an electric door and has power alongside plumbing for a washing machine.

- End-townhouse
- Immaculately-presented throughout
- Cul-de-sac location within easy reach of Arnold's amenities
- A perfect downsize purchase or first-time buy
- Bright and spacious lounge with a feature decorative fireplace
- Superb modern dining kitchen with integrated appliances
- Two double bedrooms (main bedroom with in-built wardrobes)
- Modern bathroom with three-piece white suite
- Enclosed lawned rear garden with an initial patio area
- Driveway and garage with electric door provide parking







Floor 0



Floor 1



Approximate total area*
76.08 m²
818.93 ft²

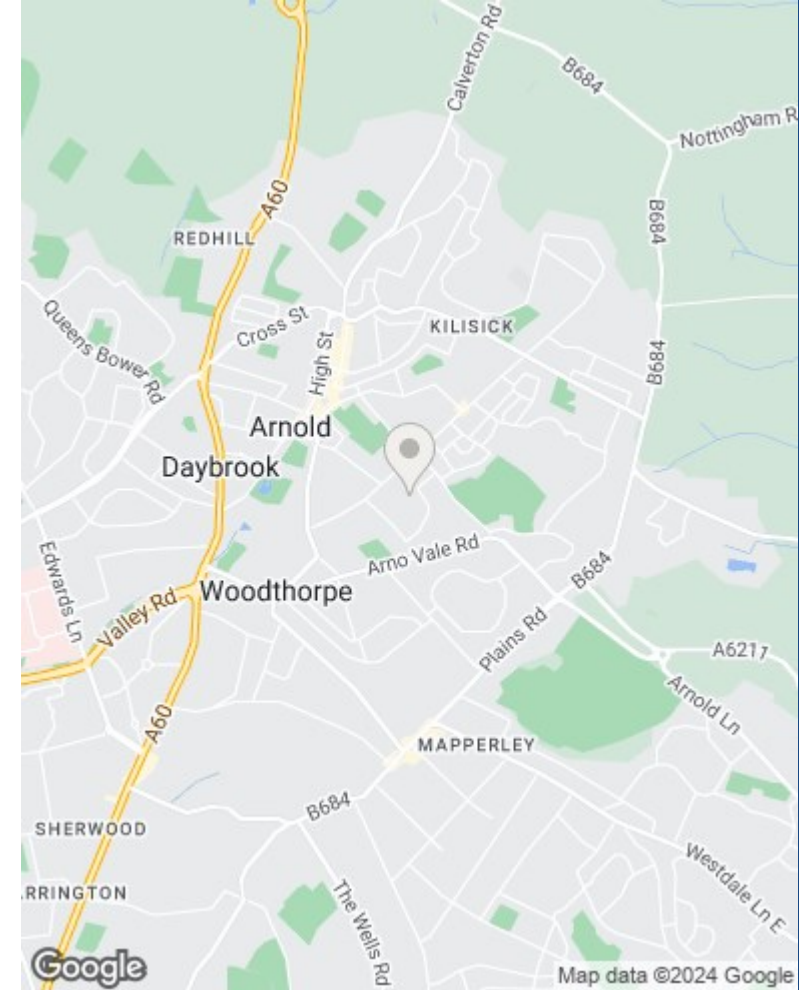
Reduced headroom
0.76 m²
8.22 ft²

(†) 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.

GIRAFFE360



Council Tax Band: B
Gedling Borough Council
Freehold

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