



DavidJames
the estate agent

Ashington Drive, Arnold, Nottingham, NG5 8UA

Guide Price £425,000

About This Property

Guide Price £425,000 - £450,000 This modern detached family home provides a fantastic opportunity to purchase an immaculately-presented property which is perfectly located within arm's reach of Arnold's superb amenities, schools and bus services. Tucked out of the way on a no-through route, this superb Darlington-type house is one of only a select few in the area.

The welcoming entrance hall that houses understairs storage and provides access to the lounge, shower/utility room, expansive open-plan living area and study ideal for remote work. The lounge is spacious and bright, thanks to a large bay window that fills the room with natural light. The heart of the home is the remarkable open-plan family dining kitchen, a true testament to modern living. This area seamlessly combines a dining space with French doors, a comfortable living area and a wonderful breakfast kitchen which is equipped with a range of units, granite overlay worktops and integrated appliances such as a double oven, gas hob with extractor, microwave, dishwasher, fridge and freezer. The ground floor also includes a convenient shower room that doubles as a utility space, equipped with a three-piece white suite and laundry facilities.

Upstairs, the feature galleried landing provides access to four generous double bedrooms, with the main bedroom boasting a dressing area with fitted wardrobes and an en-suite shower room. A modern family bathroom with a four-piece suite, including separate shower, enhances the comfort on this floor.

Noteworthy additions include gas central heating from a recently serviced boiler, UPVC double glazing and a loft space with boarding for extra storage.

Externally, the property doesn't fail to impress with its south-westerly facing garden which is mainly lawned and well-stocked, featuring a patio area for relaxing as well as external power sockets, a water tap and a timber shed. Off-street parking is provided via a driveway leading to a garage which has both power and light

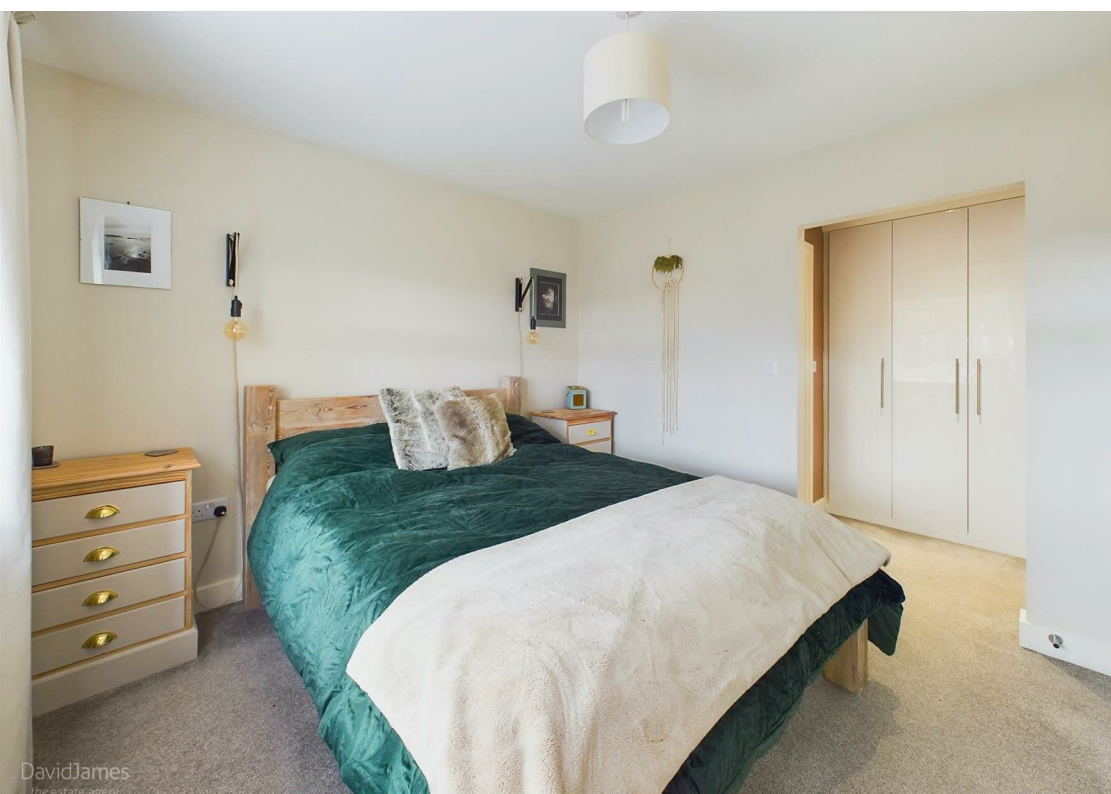


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- Modern detached family home, with extended views to the front
- Within easy reach of Arnold's excellent amenities, schools and bus services
- Welcoming entrance hall with home office/study
- Bright and spacious lounge with bay window
- Stunning open plan family sitting/dining kitchen
- Ground floor shower room/WC/Utility
- Welcoming gallery landing and four bedrooms (main bedroom with dressing area and en-suite)
- Modern family bathroom with four-piece suite
- Fantastic established shed south-westerly facing established rear garden
- Driveway and detached garage with pitched provide off-street parking



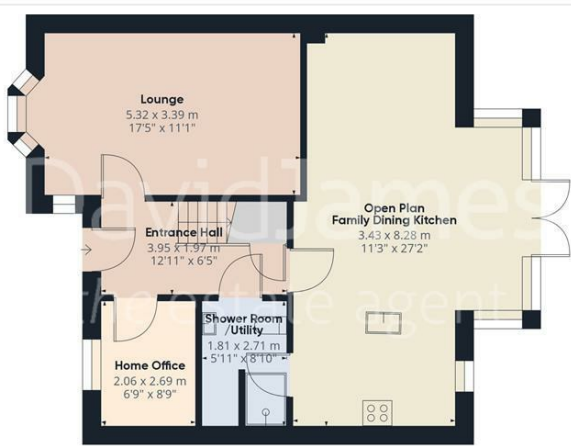
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

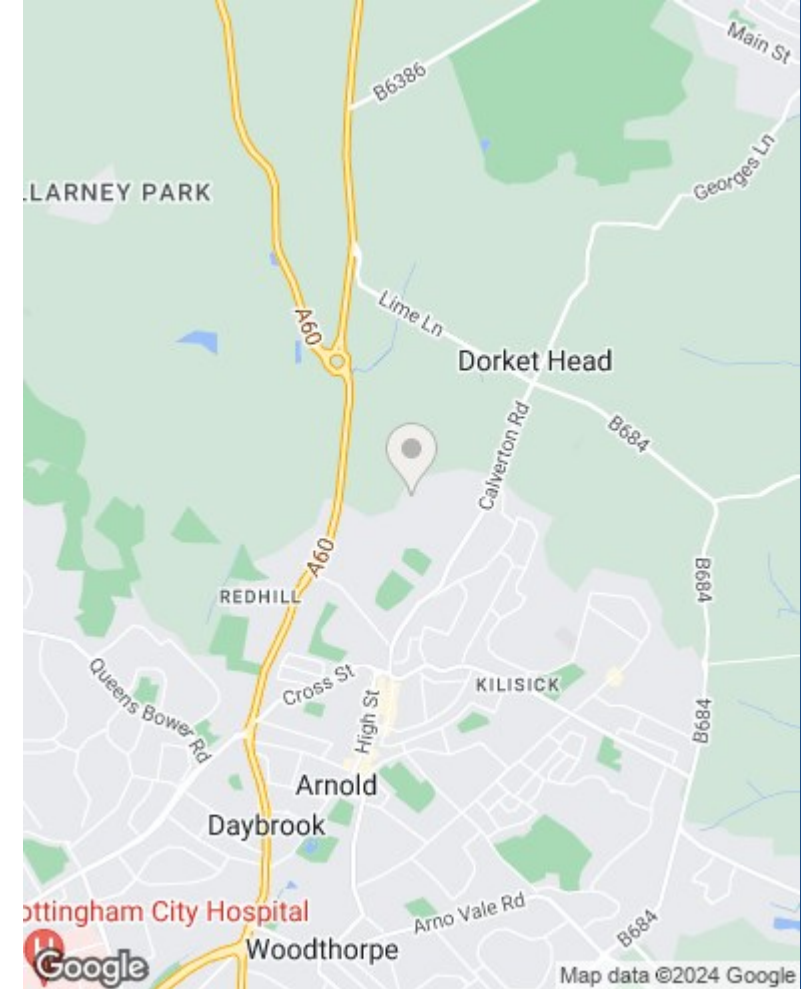


Approximate total area*
147.03 m²
1582.57 ft²

(*) 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: E
Gedling Borough Council
Freehold

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