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DavidJames
the estate agent

Houldsworth Rise, Arnold, Nottingham, NG5 8HZ

Guide Price £280,000

About This Property

GUIDR PRICE £280,000 - £290,000 NO CHAIN

This detached house in Arnold is offered for sale with the convenience of no upward chain. It presents a perfect blend of comfort and ease, featuring four well-appointed bedrooms. The entrance hall welcomes with its durable laminate flooring, leading to a ground floor WC with washbasin, and includes a handy under-stairs storage cupboard. The inviting lounge is a cozy retreat with laminate floor, a gas fire set in an attractive fireplace, and tilt-and-slide doors that open up to a rear garden. An adjoining dining room provides an ideal space for mealtime gatherings, while the kitchen boasts panelled units and integrated appliances including a double oven, hob, and fridge/freezer. Upstairs, the fully tiled bathroom is complete with a white suite and electric shower. There is gas central heating and UPVC double glazing. Outdoors, the tandem driveway and garage offer ample off-road parking, and the enclosed rear garden with a patio is perfect for leisure and offers picturesque local views.



- Detached house sold with no upward chain
- Four bedrooms (including three double bedrooms)
- Entrance hall with laminate flooring and under stairs storage cupboard, ground floor Wc with washbasin
- Lounge with laminate flooring, gas fire set to a fireplace and a tilt and slide patio door to the rear garden
- Adjoining dining room with laminate flooring
- Kitchen with a range of panelled units, integrated double oven, hob and fridge/freezer
- First floor fully tiled bathroom/Wc with white suite and electric shower
- Gas central heating, UPVC double glazing
- Tandem driveway provides off road parking, garage with roller door
- Enclosed lawned rear garden with patio area, views across the local area to the rear elevation

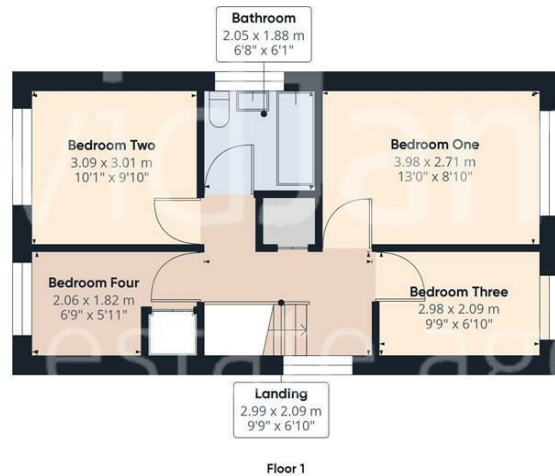




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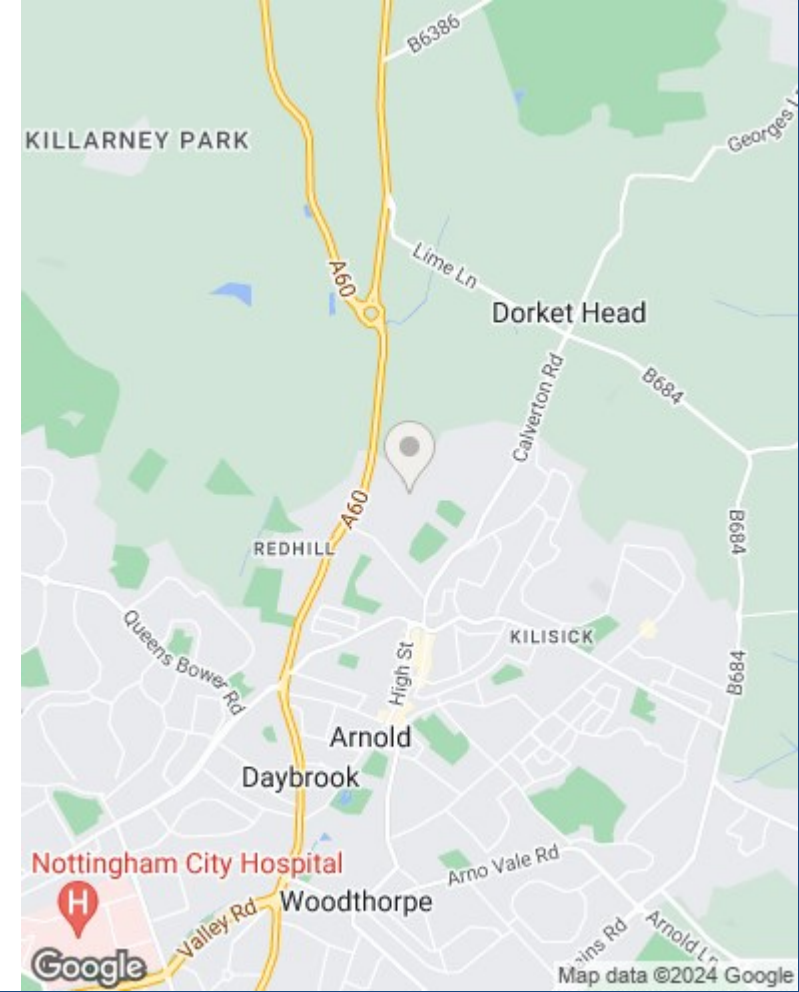


Approximate total area
84.51 m²
909.64 ft²

(1) 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: D
Gedling Borough Council
Freehold

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