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**DavidJames**  
the estate agent

**Houldsworth Rise, Arnold, Nottingham, NG5 8HZ**

**Offers Over £325,000**



# About This Property

This charming detached house in Arnold beckons with its blend of classic comfort and modern elegance. The four-bedroom home features built-in wardrobes in the first three bedrooms. Guests are welcomed into an inviting entrance hall, leading to a convenient ground floor Wc with a washbasin, both with Amtico flooring in a parquet timber finish. The lounge offers a cozy retreat with a gas fire and a contemporary fireplace, highlighted by a bow window facing the front elevation. Adjacent lies the dining room, with French doors that open to the rear garden. The recently updated kitchen has Parma Grey, timber grain finish panelled units, lustrous quartz worktops, and an array of integrated appliances. Upstairs, a fully tiled bathroom is complete with a digital mains shower. There is also combination gas central heating and UPVC double glazing. The tandem driveway and garage offer generous parking options, and the private, enclosed rear garden features a patio area.



- Well presented detached house
- Four bedrooms, bedrooms one, two and three with built-in wardrobes
- Entrance hall and ground floor Wc with washbasin, both with parquet style timber finish Amtico flooring
- Lounge with bow window to the front elevation and gas fire set to an attractive modern fireplace
- Dining room with French doors to the rear garden
- Recently fitted kitchen with Parma Grey, timber grain finish panelled units, quartz worktops and integrated oven, hob, extractor, fridge/freezer and concealed washing machine in addition to parquet style timber finish Amtico flooring
- First floor fully tiled bathroom/Wc with white suite and digital mains shower
- Combination gas central heating, UPVC double glazing
- Tandem driveway and garage provide ample off road parking
- Private enclosed lawned rear garden either patio area

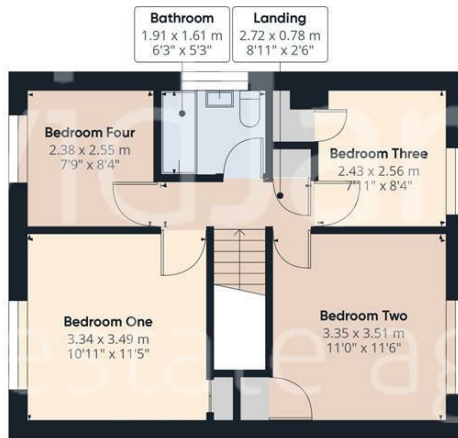








Floor 0



Floor 1



**Approximate total area\***

91.79 m<sup>2</sup>  
987.99 ft<sup>2</sup>

**Reduced headroom**

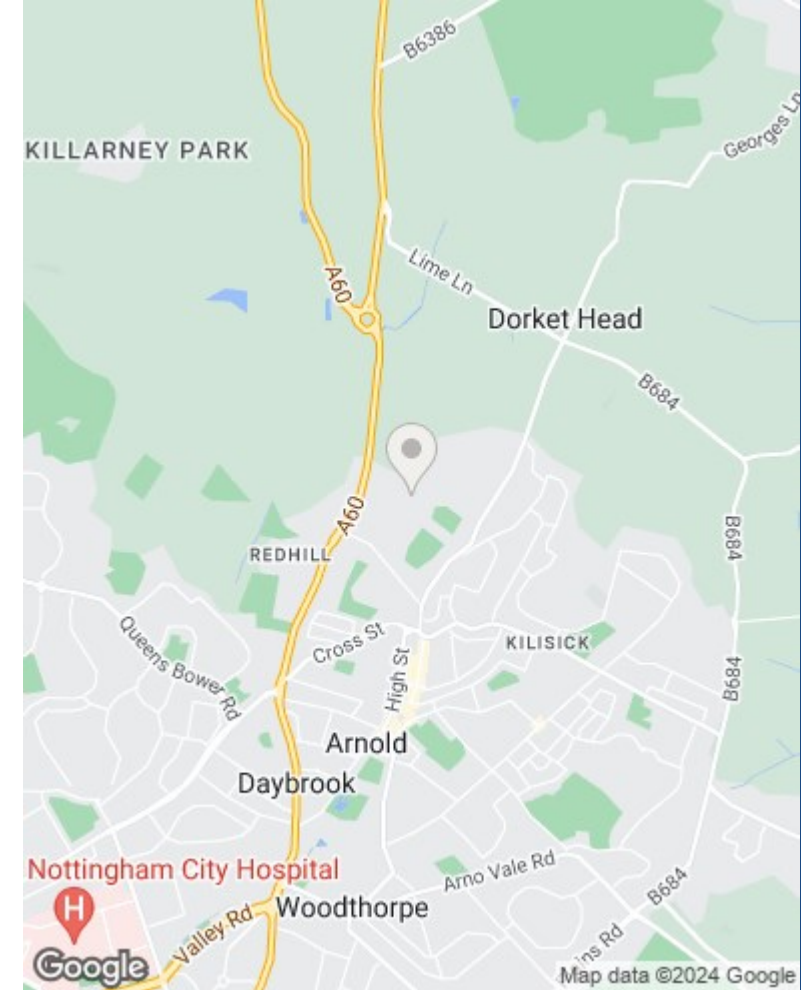
0.22 m<sup>2</sup>  
2.38 ft<sup>2</sup>

(†) 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: D**  
**Gedling Borough Council**  
**Freehold**

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