



DavidJames
the estate agent

Rolleston Drive, Arnold, Nottingham, NG5 7JQ

Guide Price £280,000

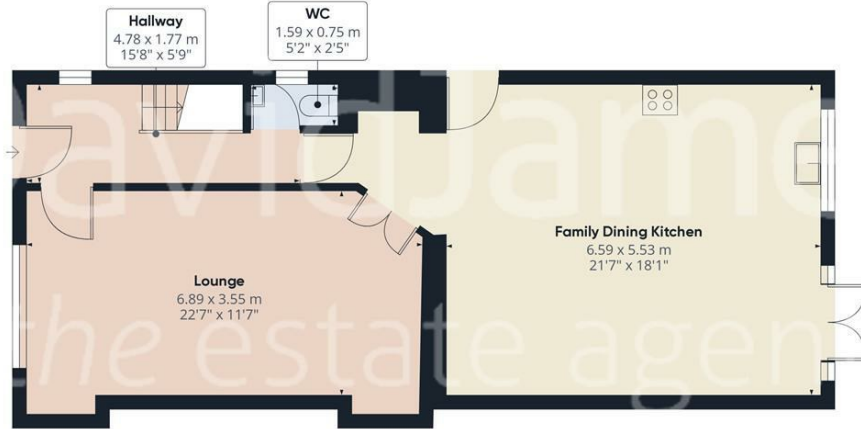
About This Property

Located in Arnold, this expanded semi-detached home blends traditional charm with modern amenities, offering an enviable living experience. It features three bedrooms and the welcoming entrance hall leads to a convenient ground floor WC with a washbasin. Beyond, the spacious lounge provides a perfect setting for relaxation. At the heart of the home, the extended family dining kitchen is a true show-stopper, boasting a sizeable lantern roof-light and a comfortable sitting area with LVT flooring, alongside a dining kitchen area with sleek black high gloss units and tiled flooring. The kitchen is well-equipped with a fitted range cooker and integrated appliances, including a dishwasher, fridge, and freezer, while French doors invite you out to the rear garden. The property also features a white suite bathroom/WC complemented by an electric shower. There is also a new combination gas central heating boiler installed in 2023 and UPVC double glazing throughout. The double-width parking bay provides the convenience of off-road parking. The enclosed rear garden has both decked and patio areas amidst the lawn. This home is a harmonious blend of style, comfort, and functionality.

- Extended traditional style semi-detached house
- Three bedrooms
- Entrance hall, ground floor Wc with washbasin
- Large lounge
- Extended family dining kitchen with large lantern roof-light, sitting area with LVT flooring, dining kitchen area with tiled flooring, black high gloss units and French doors to the rear garden
- Fitted range cooker and integrated dishwasher, fridge and freezer
- Bathroom/Wc with white suite and electric shower
- Combination gas central heating with new boiler installed in 2023, UPVC double glazing
- Double width parking bay provides off road parking
- Enclosed lawned rear garden with decked and patio areas







Floor 0



Floor 1

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Approximate total area**
111.78 m²
1203.16 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: B
Gedling Borough Council
Freehold

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