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**DavidJames**  
the estate agent

**Byron Street, Daybrook, Nottingham, NG5 6BQ**

**Guide Price £325,000**

# About This Property

**GUIDE PRICE £325,000 - £350,000** This exceptional semi-detached home, spread over three storeys, offers ample space for a growing family. Positioned conveniently close to various schools, Arnold's amenities and frequent bus services to Nottingham City Centre - this property ticks all the boxes for a comfortable family life.

Enter through a welcoming hallway, equipped with useful understairs storage and the panel for the burglar alarm system, ensuring peace of mind. The ground floor hosts a bright and spacious lounge/dining room, featuring a gas fire. Adjacent is the modern breakfast kitchen, boasting a generous range of units, a feature island with seating space and an integrated dishwasher. Further space is allocated for a freestanding range cooker and fridge/freezer.

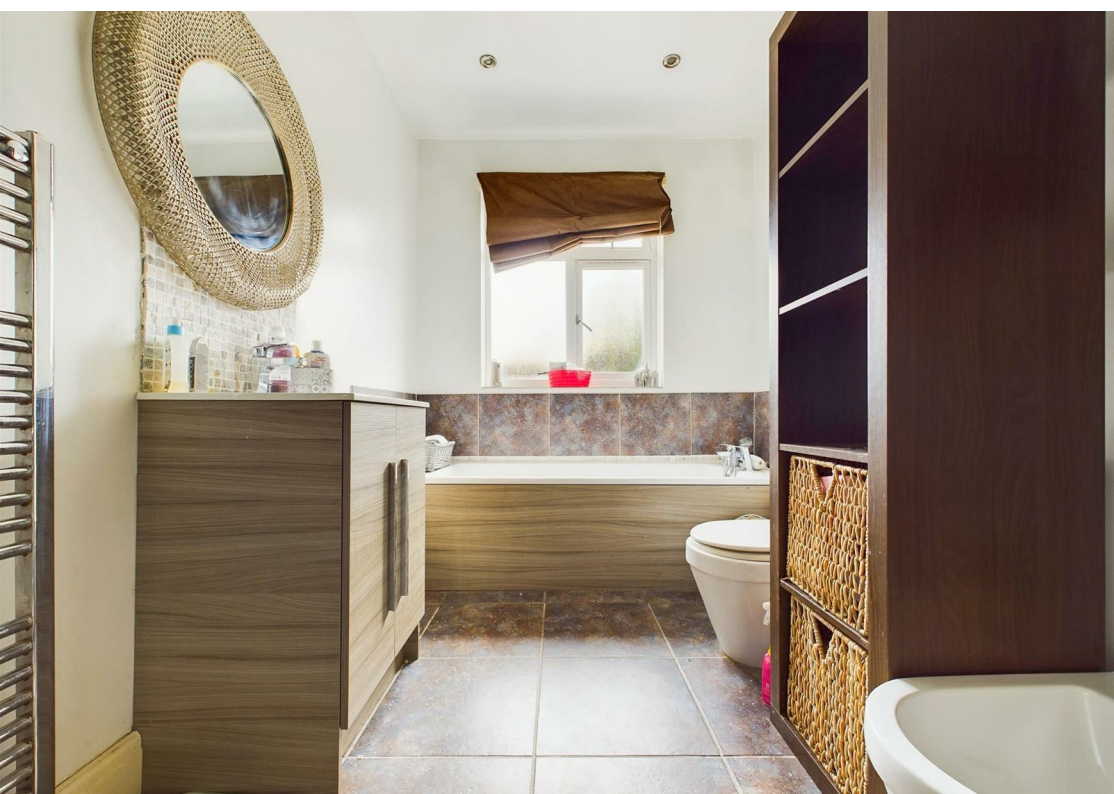
Ascend to the first floor where you'll find four well-proportioned double bedrooms alongside the modern family bathroom which is equipped with a five-piece suite including a WC, washbasin, bidet, bath and a separate shower cubicle.

The top floor is dedicated to the main bedroom suite, a private retreat featuring fitted bedroom furniture and access to an en-suite shower room with a three-piece white suite.

Outside, you'll find a fantastic southerly-facing rear garden which incorporates a lawn and a variety of patio seating areas which combine to provide a perfect backdrop for relaxing and socialising. The front driveway offers convenient parking and leads to a garage with an electric remote door and both power and lighting - allowing the space to incorporate further freestanding white goods and laundry appliances.



- Extended semi-detached home
- Within easy reach of schools, bus services and Arnold's nearby amenities
- Offers generous family-sized accommodation over three storeys
- Welcoming entrance hall
- Bright and spacious lounge/dining room
- Modern breakfast kitchen with a feature island
- Four first floor bedrooms and further top floor main bedroom suite
- Family bathroom with a modern suite including a separate shower cubicle
- Fantastic southerly-facing garden with a variety of patio areas
- Driveway and garage with an electric remote door, power and lighting





Floor 0



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**  
180.3 m<sup>2</sup>  
1940.76 ft<sup>2</sup>

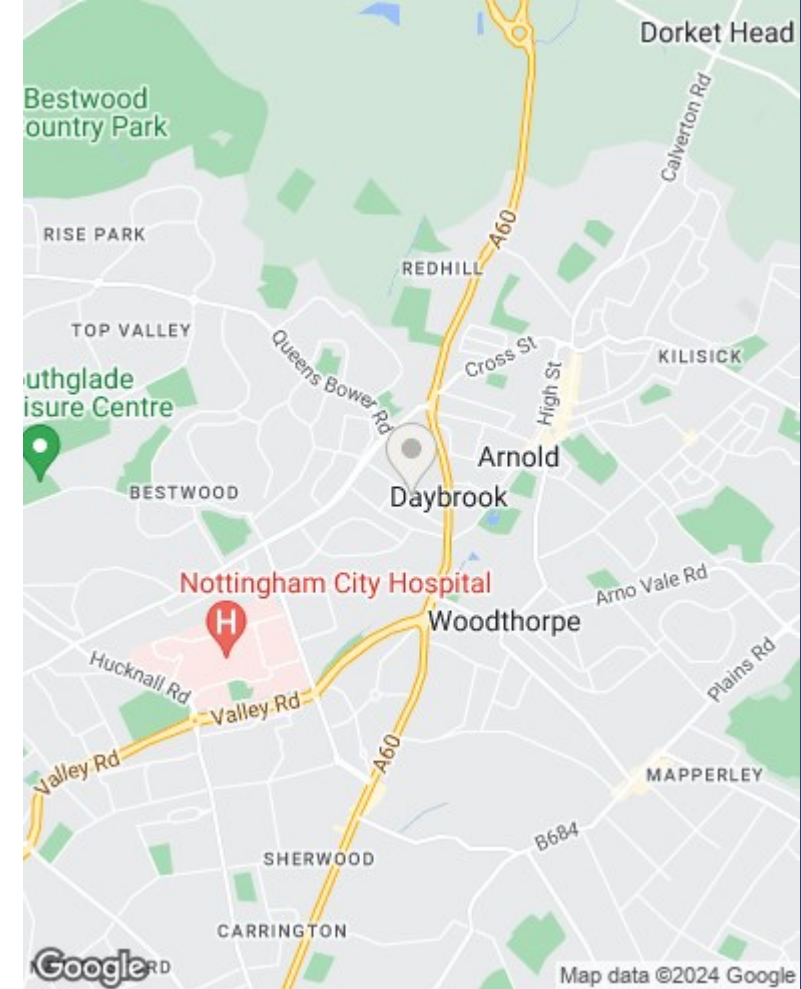
**Reduced headroom**  
9.79 m<sup>2</sup>  
105.36 ft<sup>2</sup>

(1) 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: B**  
**Gedling Borough Council**  
**Freehold**

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