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**DavidJames**  
the estate agent

**Firth Close, Arnold, Nottingham, NG5 8RU**  
**Offers In The Region Of £380,000**

# About This Property

Presenting a contemporary detached residence in Arnold, this home offers spacious living across its four bedrooms, three doubles boasting built-in wardrobes, including the master bedroom which features an en-suite shower room. The entrance hall, adorned with laminate flooring, leads to a ground floor WC and a lounge accentuated by a fireplace and French doors opening to the rear garden. A separate dining room boasts laminate flooring and a charming box bay window. The kitchen is equipped with an array of cream panelled units, under-cupboard lighting, and integrated appliances. Additional highlights include a family bathroom with a white suite, gas central heating, UPVC double glazing, and an alarm system for peace of mind. Outside, a driveway and garage provide parking, while the attractive enclosed rear garden, featuring a summerhouse and established borders, offers a serene retreat with its raised lawn and decked area, perfect for outdoor relaxation and entertainment.

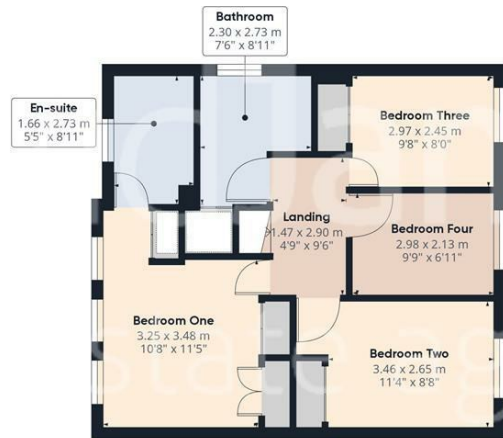


- Modern detached house
- Four bedrooms, three double bedrooms with built in wardrobes including bedroom one with an en-suite shower room with walk in shower cubicle with electric shower
- Entrance hall with laminate flooring, ground floor Wc with washbasin
- Lounge with fireplace with gas fire and French doors set to a bay which lead to the rear garden
- Dining room with laminate flooring and box bay window to the front elevation
- Kitchen with an extensive range of cream panelled units, under-cupboard lighting and LVT flooring, integrated hob, two ovens, microwave, extractor, dishwasher washing machine and fridge/freezer
- Bathroom/Wc with white suite, mains shower and washbasin and Wc set to a vanity unit
- Gas central heating, UPVC double glazing with composite front entrance door, alarm system
- Driveway provides off road parking, garage
- Attractive enclosed rear garden set to two levels with initial paved patio area and pathway leading to a raised lawn and decked area, with the garden having a summerhouse and established borders





Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
117.3 m<sup>2</sup>  
1262.61 ft<sup>2</sup>

(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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