



DavidJames
the estate agent

Needham Road, Arnold, Nottingham, NG5 7FF

Guide Price £250,000

About This Property

Guide Price £250,00 - £260,000 Welcome to this delightful mid-terraced house which offers family-sized accommodation spread across three storeys! Well-presented throughout, this home is situated within easy reach of Arnold's excellent array of shops and eateries, with frequent bus services nearby providing convenient access to Nottingham City Centre. Additionally, a variety of highly sought-after local schools are just a short distance away, making it an ideal location for families!

Upon entering, you are welcomed by an entrance hall that houses the panel for the burglar alarm system, for added peace of mind. The bright and spacious lounge features a gas fire and leads through to the superb dining kitchen which seamlessly incorporates the conservatory. This modern open-plan space is enhanced by underfloor heating to the dining and conservatory areas whilst the kitchen is equipped with a range of fitted units and integrated appliances including a double oven, coffee machine, gas hob and extractor. There is also ample space for a freestanding washing machine and room for an under-counter fridge or freezer.

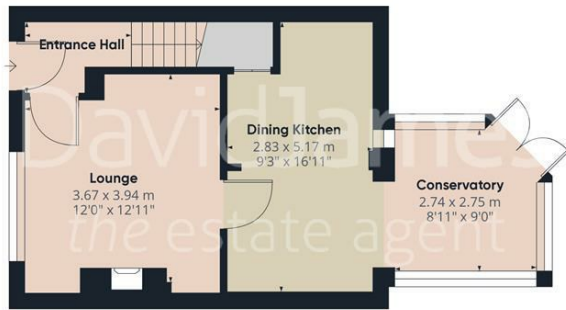
The first floor boasts three well-proportioned bedrooms whilst the top floor offers a generous double bedroom, providing flexible family living arrangements which includes three double bedrooms. The modern family bathroom is fitted with a three-piece white suite, featuring an electric shower and a chrome-finish towel radiator.

Outside, you will find a fantastic south-easterly facing lawned rear garden, perfect for enjoying the sunshine and relaxing. The garden also includes a useful shed and access to power for the feature pond, adding a touch of tranquillity to the outdoor space. Additionally, there is space and potential for car parking to the front (subject to the necessary drop-kerb permissions).

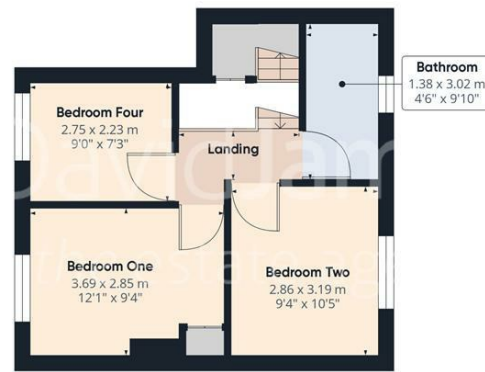
- Mid-terrace home
- Three storeys offer well-presented family accommodation
- Within easy reach of Arnold's excellent variety of shops, bus services and sought-after schools
- Good-sized lounge with a feature gas fire
- Superb open plan dining kitchen and conservatory space with underfloor heating
- Fitted kitchen with a variety of integrated appliances
- Four bedrooms (with three double bedrooms)
- Modern family bathroom with a three-piece white suite
- South-easterly facing lawned and established garden with a feature pond
- Viewing essential







Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

92.75 m²
998.34 ft²

Reduced headroom

5.33 m²
57.41 ft²

(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: A
Gedling Borough Council
Freehold

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