



2



2



1



C

**DavidJames**  
the estate agent

**Upminster Drive, Arnold, Nottingham, NG5 8DT**

**Guide Price £270,000**

# About This Property

This well presented detached bungalow in Arnold offers a comfortable and stylish living experience. Boasting two spacious double bedrooms, one featuring stripped and varnished floorboards and the other with sleek laminate flooring, this home ensures both charm and modernity.

The lounge/dining room has a cozy fireplace and polished floorboards, while the dining kitchen is well-appointed with cream panelled units, tiled flooring, and integrated appliances including a double oven, hob, extractor, dishwasher, and fridge/freezer. The sun room, accessible via patio doors from the second bedroom, extends the living space with its bi-fold doors opening to the rear garden and timber finish vinyl strip flooring. The contemporary wet room/WC is equipped with a moulded floor, a vanity unit washbasin, and an electric shower, providing convenience and ease.

Additional features include combination gas central heating, UPVC double glazing, and PVC fascia and soffit boards. Outside, the block paved tandem and gated driveway offers ample off-road parking leading to a garage, and the lawned rear garden with a patio area and borders is perfect for outdoor relaxation and entertaining



DavidJames  
the estate agent

- Detached bungalow
- Two double bedrooms, one with stripped and varnished floorboards and the second with laminate flooring
- Lounge/dining room with fireplace and stopped and varnished floorboards
- Dining kitchen with a range of cream panelled units and tiled flooring, integrated double oven, hob, extractor, dishwasher and fridge/freezer
- Sun room (accessed via patio doors from bedroom two) with bi-fold doors to the rear garden and timber finish vinyl strip flooring
- Wet room/Wc with moulded floor, washbasin set to a vanity unit and shower area with electric shower
- Combination gas central heating, UPVC double glazing, PVC fascia and soffit boards
- Block paved tandem and gated driveway provides ample off road parking, garage
- Lawned rear garden with patio area and borders



DavidJames



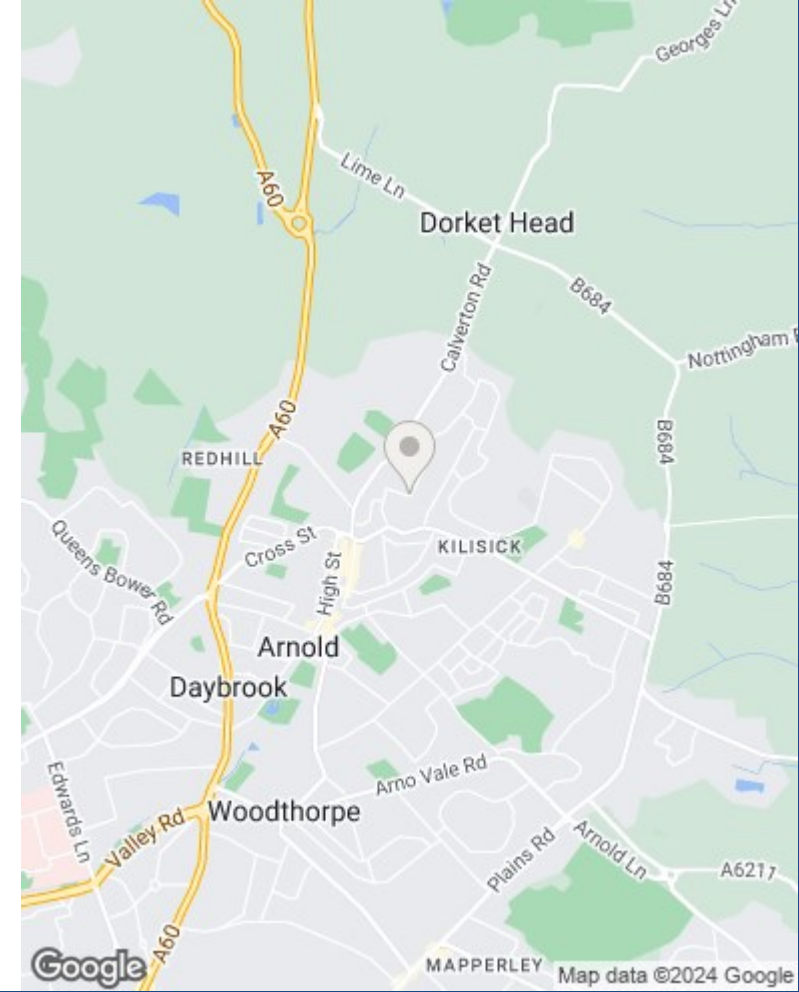


Approximate total area\*\*  
73.81 m<sup>2</sup>  
794.5 ft<sup>2</sup>

(\*) 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.

GIRAFFE360



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

**Council Tax Band: C**  
**Gedling Borough Council**  
**Freehold**

**DavidJames**  
the estate agent

David James Estate Agents  
100 Front Street, Nottingham, NG5 7EJ  
t: 0115 955 5550 e: arnold@david-james.com

