



**DavidJames**  
the estate agent

**Valetta Road, Arnold, Nottingham, NG5 7JW**

**Guide Price £230,000**

# About This Property

**GUIDE PRICE £230,000 - £240,000** This well-presented and much improved detached bungalow offers the perfect opportunity for those looking to enjoy the benefits of single-storey living! Ideally situated within easy reach of Arnold's amenities and just a short walk from frequent bus services, this property provides the perfect blend of comfort and convenience.

Upon entering, you are greeted by a welcoming entrance hall. The good-sized lounge features a bay window that floods the room with natural light whilst the modern kitchen is well-equipped with a range of fitted units and an integrated oven, hob, and extractor. There is also space for a freestanding fridge/freezer and washing machine, with the current appliances open for negotiation upon request.

The bungalow offers two comfortable bedrooms and are complemented by the modern shower room which includes a three-piece suite with a walk-in cubicle.

Additional benefits of this property include UPVC double glazing and a newly installed Worcester boiler, offering peace of mind for future homeowners.

Externally, you'll find a fantastic recently landscaped lawned rear garden with well-maintained borders for planting, a useful timber shed for storage as well as a large paved patio area which offers an excellent space for relaxing with plenty of room for outdoor furniture. To the front, the driveway provides convenient off-street parking.

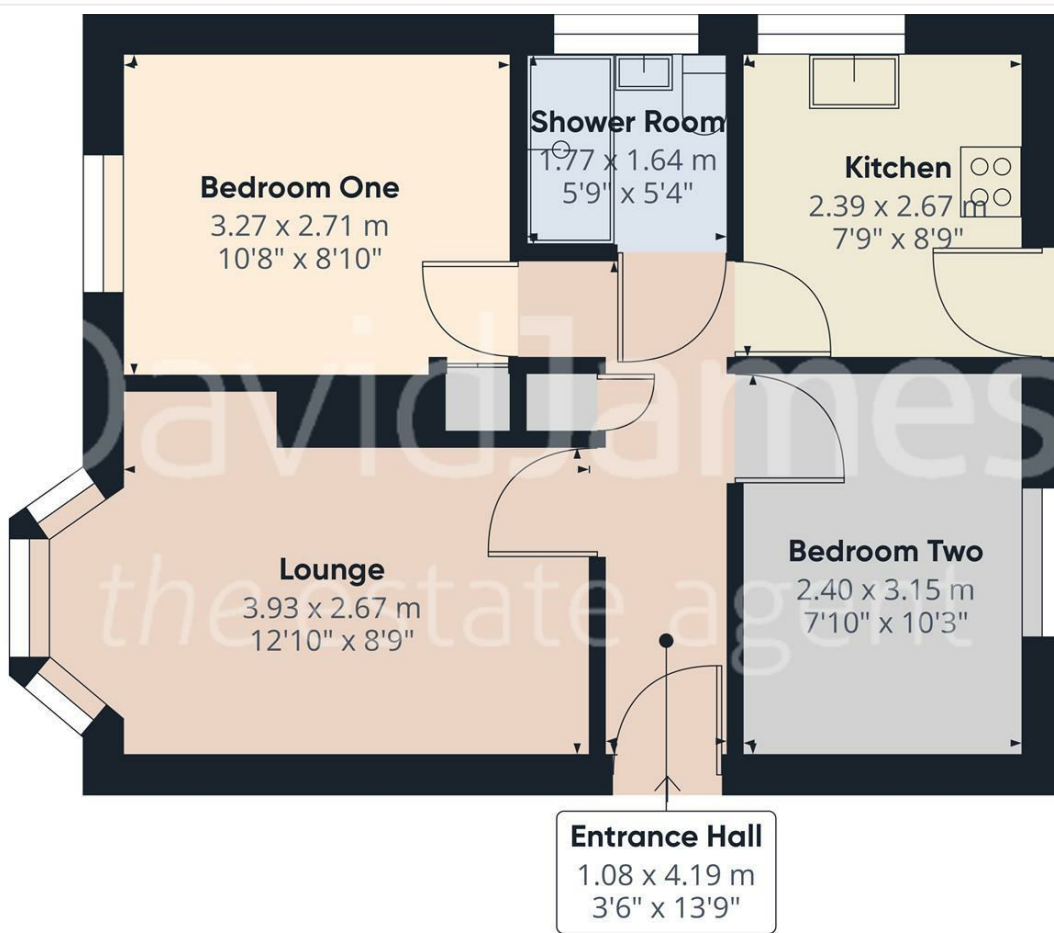
This detached bungalow is a wonderful opportunity for those seeking a comfortable and practical home, with all the amenities of Arnold within easy reach!



- Beautifully-presented detached bungalow
- Ideal for those seeking the benefits of single-storey living
- Within easy reach of Arnold's excellent amenities and nearby bus services
- Good-sized lounge with a feature bay window
- Modern fitted kitchen with integrated cooking appliances
- Two bedrooms
- Modern shower room with a three-piece suite including a walk-in cubicle
- Newly-fitted Worcester boiler
- Superb lawned rear garden with a large patio seating area
- Driveway providing off-street parking





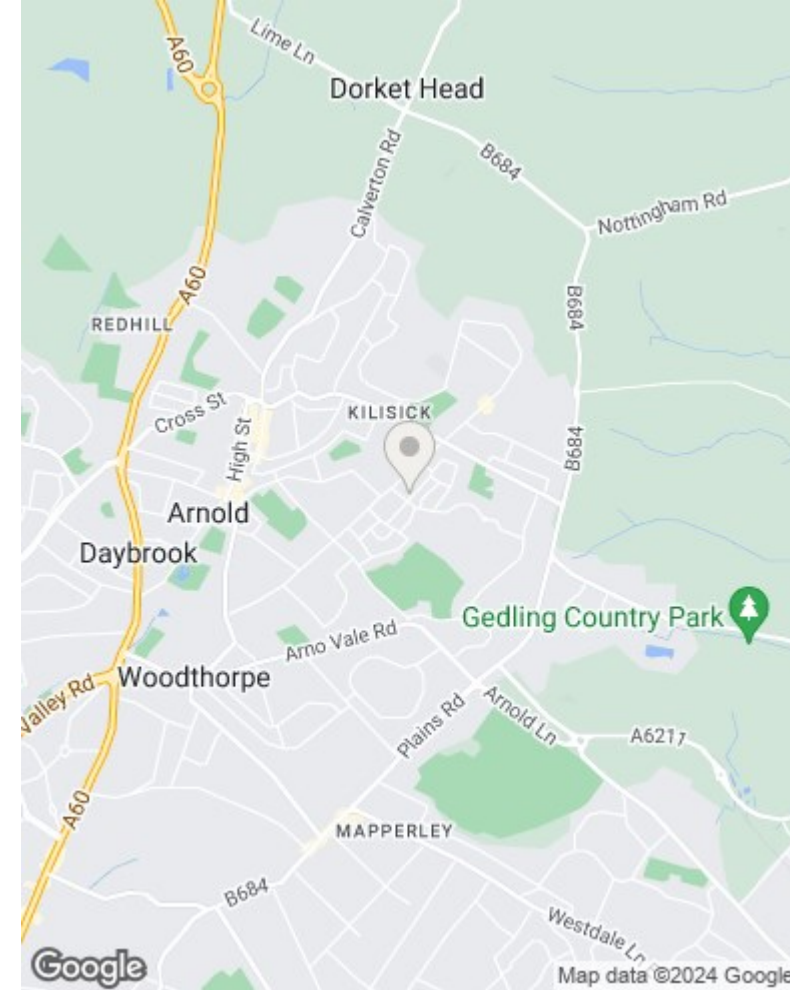


Approximate total area\*\*  
44.61 m<sup>2</sup>  
480.2 ft<sup>2</sup>

(\*) 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.

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

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