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**DavidJames**  
the estate agent

**Elm Grove, Arnold, Nottingham, NG5 8BN**

**Guide Price £230,000**

# About This Property

GUIDE PRICE £230,000 - £240,000. We are pleased to present this well-maintained semi-detached house located in a cul-de-sac just a short stroll from Arnold's amenities, schools and frequent City-bound bus services.

As you step into the property, you are greeted by an entrance hall that leads you into the heart of the home. The bright and spacious lounge is perfect for relaxing, featuring an electric fire and sliding doors that open into the generous conservatory. The conservatory not only offers a wonderful space to unwind while enjoying views of the garden but also provides year-round comfort with its own radiator.

The well-equipped kitchen boasts a range of fitted units, offering ample storage and preparation space. It is designed to accommodate freestanding appliances and includes a Stoves range cooker.

Upstairs, you will find three comfortable bedrooms. The primary bedroom is particularly impressive with a large bank of freestanding wardrobes included, providing plenty of storage space. The family bathroom is modern and functional, featuring a three-piece white suite and an electric Mira shower for added convenience.

The south-easterly facing rear garden is predominantly laid to lawn with well-established planting. A low-maintenance seating area at the rear also houses a useful storage outbuilding and there is also a plastic storage tub and an outside tap, ensuring all your garden needs are met.

To the front of the property, a double driveway offers convenient off-street parking.



- Semi-detached house
- A short walk from Arnold's amenities, schools and bus services
- Cul-de-sac location
- Bright and spacious lounge
- Adjoining conservatory
- Kitchen with a freestanding Stoves range cooker
- Three bedrooms
- Modern bathroom with a three-piece white suite
- South-easterly facing established rear garden
- Double driveway to the front provides parking





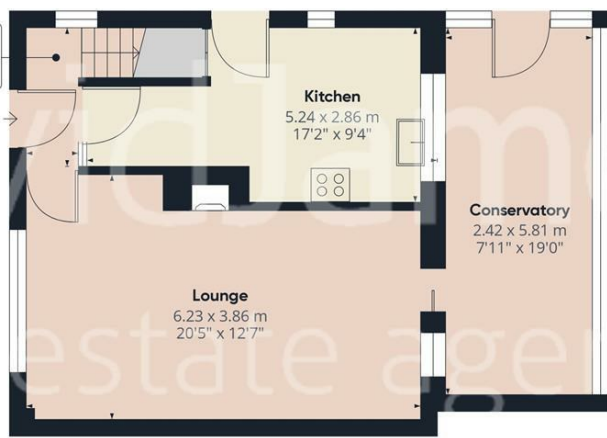
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Entrance Hall  
0.89 x 2.28 m  
2'10" x 7'5"



Floor 0

Bedroom Three  
2.08 x 3.01 m  
6'9" x 9'10"



Floor 1

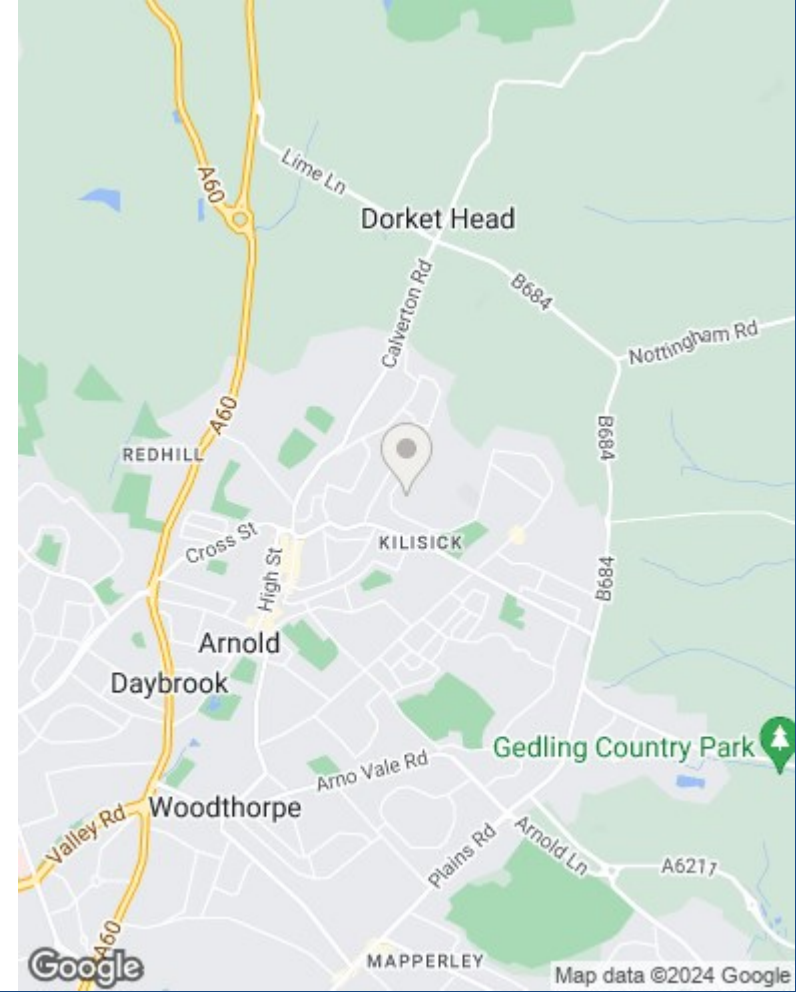


Approximate total area\*\*  
88.68 m<sup>2</sup>  
954.5 ft<sup>2</sup>

(\*) 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.

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

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