



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





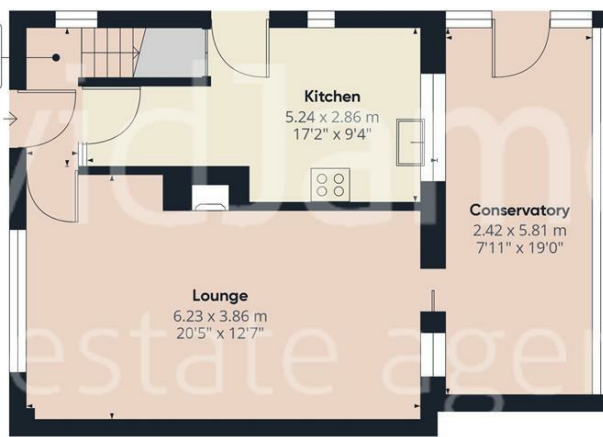
DavidJames
Estate Agent

DavidJames
Estate Agent

DavidJames
Estate Agent

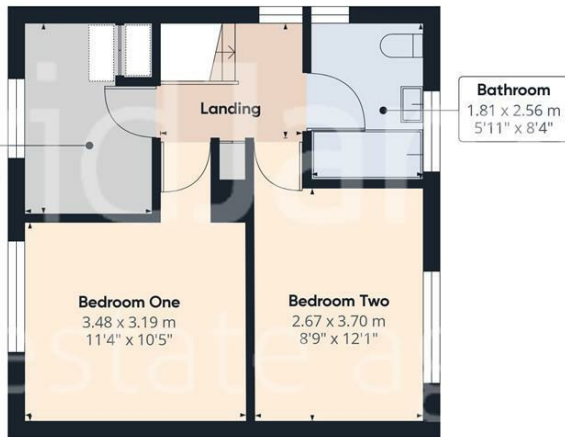
DavidJames
Estate Agent

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

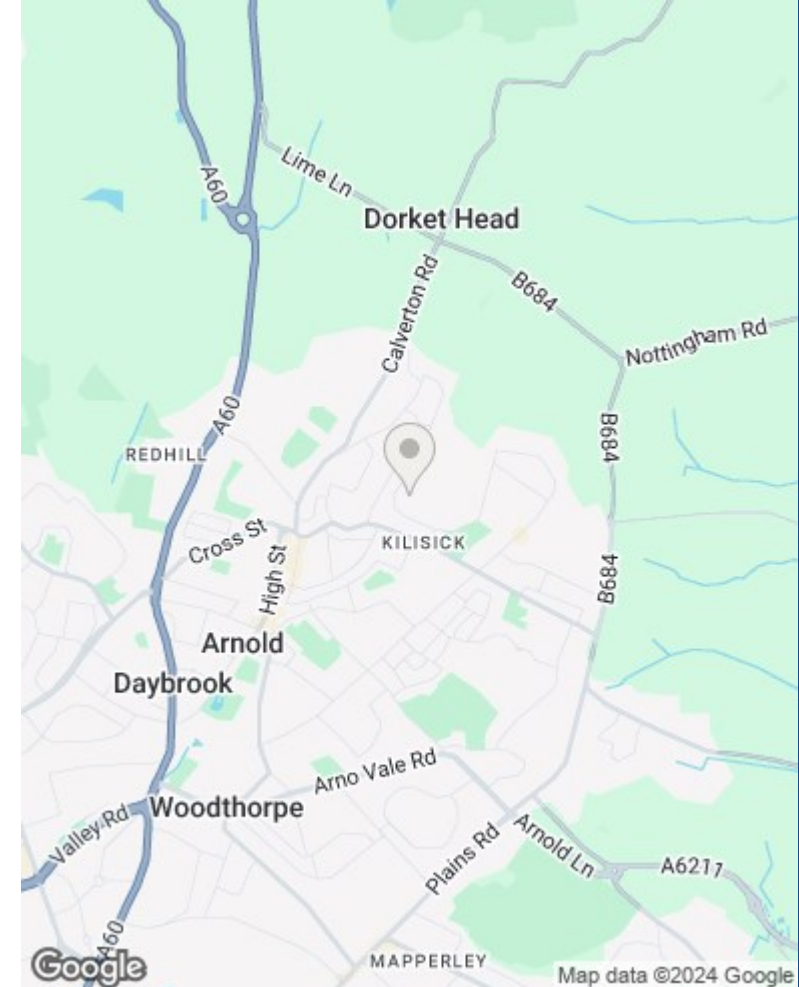


Approximate total area**
88.68 m²
954.5 ft²

(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.

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: B
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

naea | propertymark
PROTECTED

