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**DavidJames**  
the estate agent

**Pennine Close, Arnold, Nottingham, NG5 9PT**

**Guide Price £200,000**

# About This Property

Guide Price £200,000 - £220,000

Detached bungalow, is available with NO UPWARD CHAIN and offers a comfortable and convenient living experience, perfect for those seeking single-story living.

As you step inside, you are greeted by a welcoming entrance hall featuring laminate flooring. The spacious lounge, also with laminate flooring, boasts a bay window to the front elevation, allowing plenty of natural light to flood the room. A fireplace also provides a focal point.

The kitchen is equipped with a range of base level units, offering storage and preparation space.

The bungalow also boasts a sunroom, which is accessed via the second bedroom. This versatile space, with its tiled flooring, can be enjoyed as a reception space or a practical area for hobbies.

The bungalow comprises two double bedrooms, both offering ample space. The bathroom is fitted with a modern suite, including a shower bath with an electric shower.

This home also benefits from combination gas central heating and UPVC double glazing throughout.

Externally, the property features a double-width block paved driveway, offering off-road parking and extending along the side of the bungalow to a garage. The tiered rear garden has a patio area and a lawned area situated to a lower tier.



- Detached bungalow sold with NO UPWARDS CHAIN
- Two double bedrooms
- Entrance hall with laminate flooring
- Lounge with laminate flooring, bay window to the front elevation and fireplace
- Kitchen with a range of base level units
- Sun room with tiled floor (accessed via bedroom two)
- Bathroom/WC with suite suite and shower bath with electric shower
- Combination gas central heating, UPVC double glazing
- Double width block paved driveway provides off road parking, garage
- Tiered rear garden with patio and lawned area







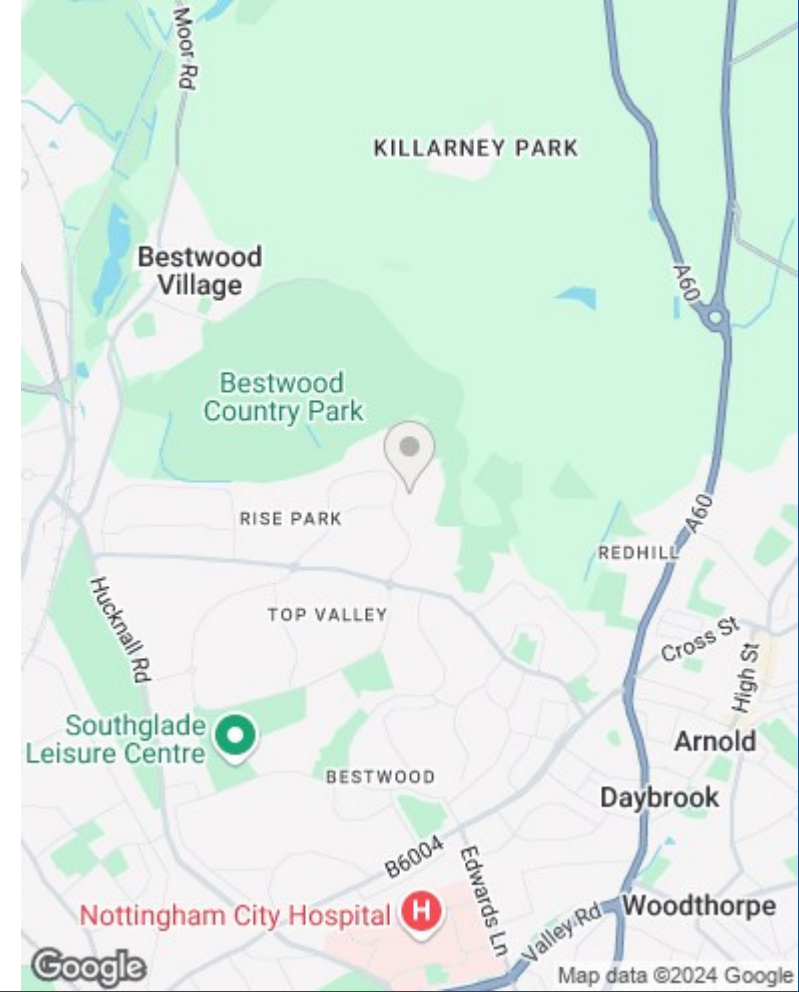
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Approximate total area\*\*  
78.09 m<sup>2</sup>  
840.55 ft<sup>2</sup>

(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.

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

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