



**DavidJames**  
the estate agent

**Longhirst Drive, Arnold, Nottingham, NG5 8TU**

**Guide Price £425,000**

# About This Property

Welcome to this modern detached family home, beautifully-presented throughout and situated just a stone's throw from open countryside whilst within easy reach of Arnold's excellent shops and supermarkets, sought-after local schools as well as frequent bus services to Nottingham City Centre.

Upon entering, you are greeted by an impressive entrance hall featuring a cloakroom/WC and the panel for the burglar alarm system. From here, you'll find access to a study, perfect for those working from home, as well as an additional versatile reception room, which could serve as an occasional guest room.

The bright and spacious lounge is a highlight, with French doors leading to the garden, creating a seamless indoor-outdoor flow. The heart of the home is the stunning open-plan dining kitchen, fitted with a range of modern units and integrated appliances, including a double oven, 5-ring gas hob with extractor, dishwasher and fridge/freezer. French doors and Velux-style windows flood the space with natural light whilst an adjoining utility room with an integrated washing machine adds to the convenience.

Upstairs, the property boasts four double bedrooms. The main bedroom features fitted wardrobes and a fantastic en-suite shower room whilst the remaining bedrooms are complemented by a family bathroom with a three-piece suite, an over-bath mains shower and a shaver point. The loft space provides useful storage with boarding, lighting and a fitted ladder.

Outside, the south-westerly facing enclosed rear garden is mainly lawned with an initial patio seating area, making it a great space for relaxing and entertaining. Additional benefits include an outside water point, double power socket and both a cherry tree and gooseberry bush.

A driveway to the side provides parking for multiple vehicles and access to the useful garage, which has power, lighting, and space for further white goods.



- Modern detached family home
- A stone's throw from open countryside
- Within easy reach of Arnold's excellent amenities, local schools and transport links
- Bright and spacious lounge with French doors
- Ground floor study and a versatile reception room/guest room
- Stunning open plan dining kitchen with an adjoining utility room
- Four double bedrooms (main bedroom with an en-suite and fitted wardrobes)
- Family bathroom with a three-piece white suite
- South-westerly facing lawned rear garden with an initial patio seating area
- Driveway and garage with power and lighting





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

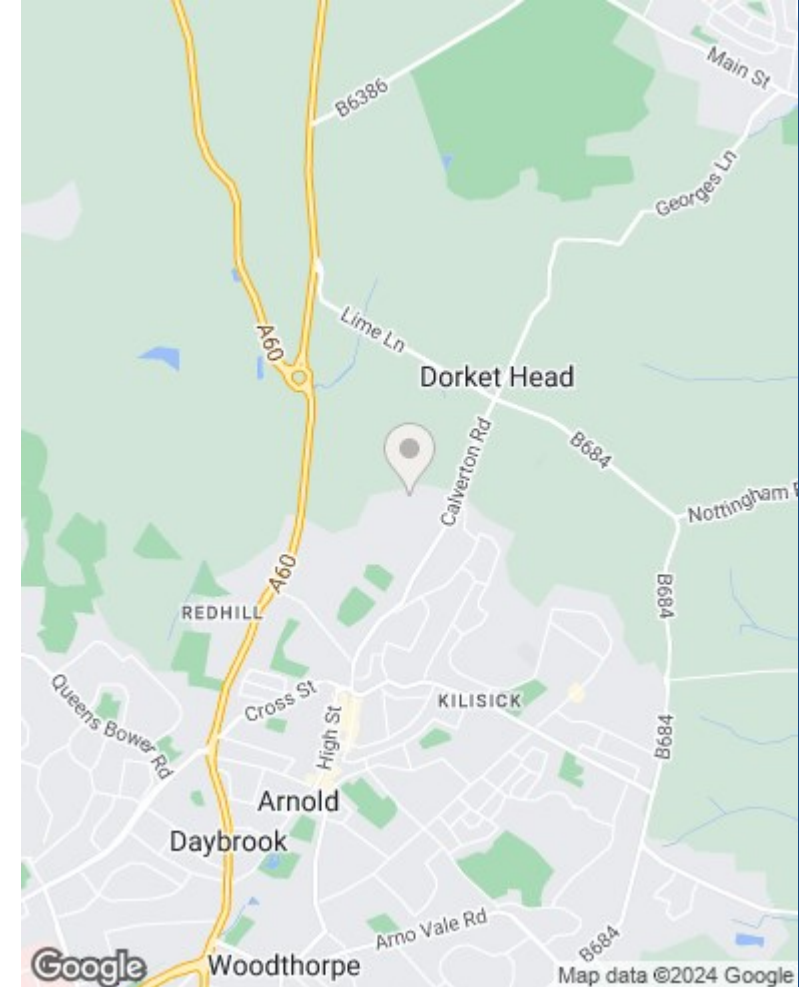


Approximate total area<sup>1)</sup>  
151 m<sup>2</sup>  
1625.35 ft<sup>2</sup>

(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: E**  
**Gedling Borough Council**  
**Freehold**

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