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**DavidJames**  
the estate agent

**Woodhorn Close, Arnold, Nottingham, NG5 8UD**

**Guide Price £260,000**

# About This Property

GUIDE PRICE £260,000 - £270,000. Welcome to this well-presented modern semi-detached home which is ideally situated within easy reach of Arnold's excellent range of shops, supermarkets, eateries and schools. With frequent bus services available nearby, commuting and daily errands are made effortless!

As you enter, you are greeted by an inviting entrance hall leading to a convenient cloakroom/WC fitted with a two-piece white suite. The good-sized lounge provides a comfortable space for relaxing and features a useful understairs storage cupboard.

The heart of this home is the dining kitchen, which opens to the south-easterly facing garden through elegant French doors. This well-equipped kitchen boasts a range of storage units and integrated appliances, including an oven, hob with extractor, dishwasher and fridge/freezer. A washing machine is also included for your convenience. Additionally, the Logic combi boiler, which has been serviced annually, powers the central heating system throughout the property.

Upstairs, you will find three bedrooms. The main bedroom is enhanced by an en-suite shower room whilst the family bathroom is fitted with a three-piece suite, including an electric shower.

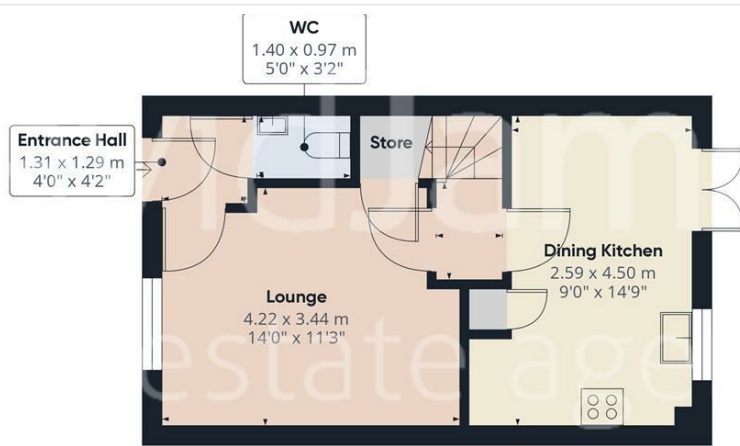
The south-easterly facing rear garden is a delightful feature of this home. With a lawned area, patio seating and a small vegetable plot, it offers a perfect space to relax and unwind.

For those with vehicles, the driveway provides off-street parking for multiple cars, adding to the convenience and appeal of this property!

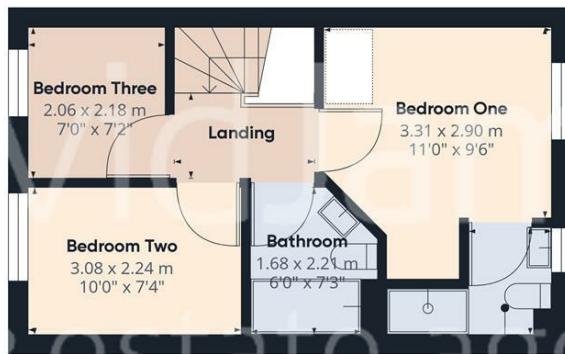
- Modern semi-detached house
- Well-presented throughout
- Within easy reach of Arnold's excellent nearby amenities
- Entrance hall with a cloakroom/WC
- Good-sized lounge with useful understairs storage
- Dining kitchen with a range of integrated appliances and French doors
- Three bedrooms (main bedroom with an en-suite shower room)
- Family bathroom with a three-piece white suite and an electric shower
- South-easterly facing lawned rear garden
- Driveway provides off-street parking for multiple vehicles







Floor 0



Floor 1

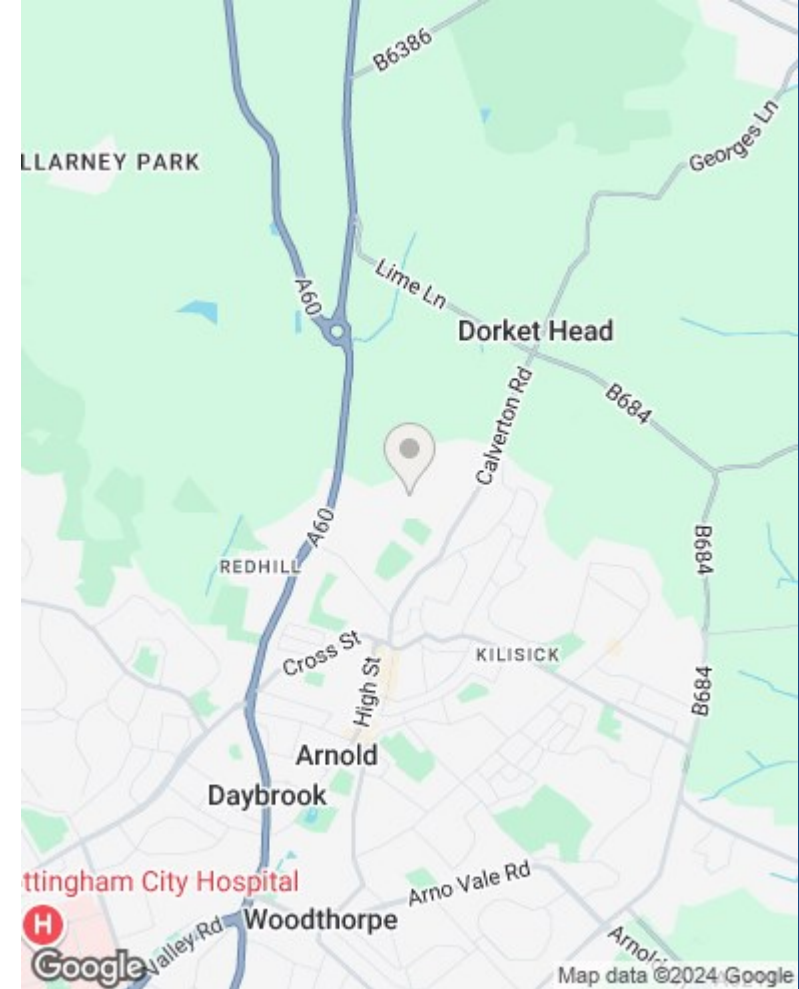


Approximate total area\*\*  
63.62 m<sup>2</sup>  
684.8 ft<sup>2</sup>

(\*) 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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