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DavidJames
the estate agent

Norbett Road, Arnold, Nottingham, NG5 8EB

Guide Price £210,000

About This Property

Welcome to this well presented two-bedroom extended semi-detached house in Arnold. Offered to the market with no upward chain, the location of this property provides easy access to local amenities, schools and excellent transport links.

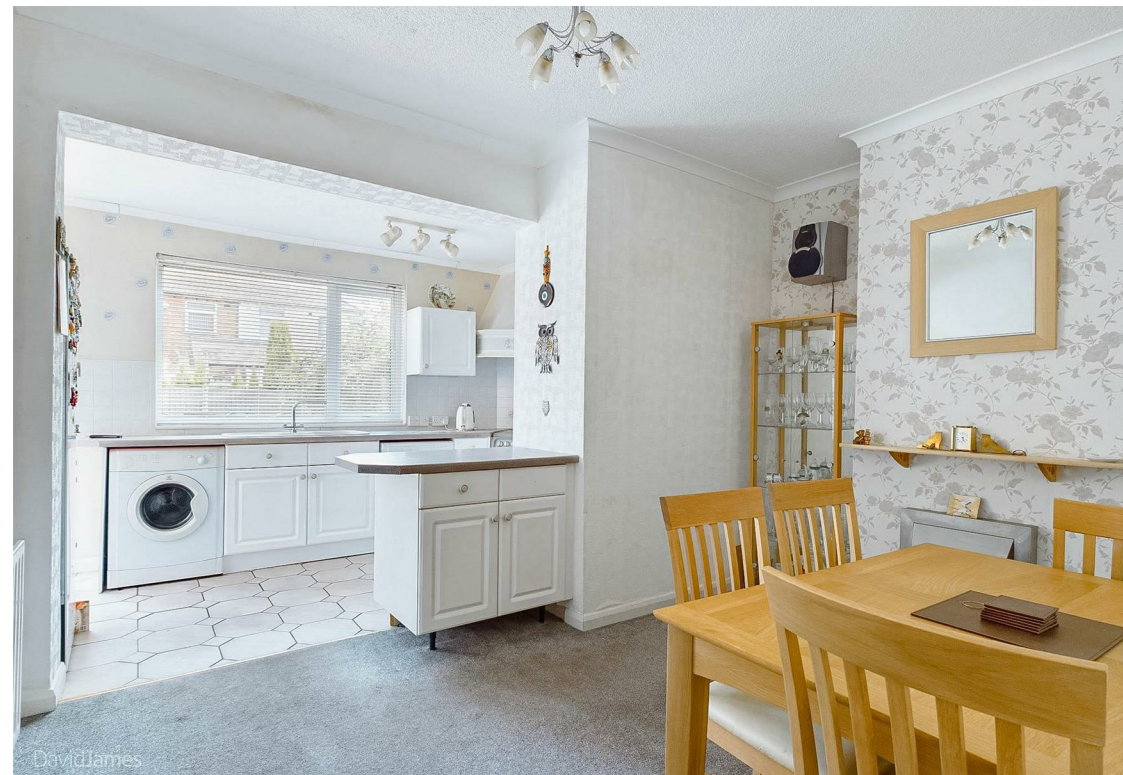
The front exterior of the property features a well maintained low-maintenance frontage accompanied by a large private driveway to the side of the property with space for three vehicles or more, as well as the benefit of a brick built garage for further vehicles or storage which measures approximately 22'0 x 10'0 externally.

Upon entering the property, you are greeted by an initial entrance hall leading to a well presented lounge decorated in neutral colours with a feature gas fire and large window to the front elevation providing plenty of natural light.

The lounge leads through to a generous open plan extended kitchen/dining area including a feature electric fire, and ample space for a good sized table and six chairs. The fitted kitchen offers a generous range of white units, worktop space and the capacity for multiple appliances, and has a large window overlooking an attractive rear garden. The ground floor also benefits from a convenient W/C and a useful cupboard for additional storage

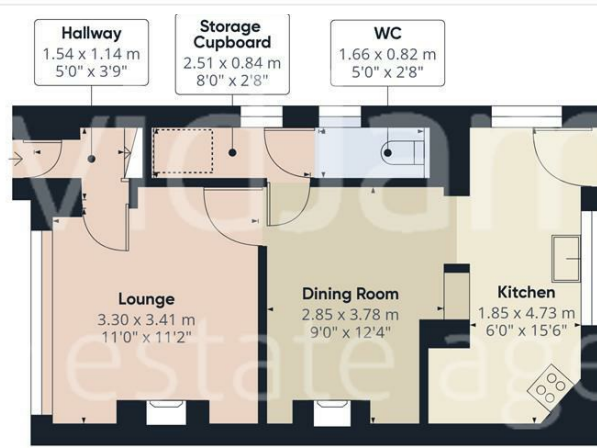
Moving to the first floor, there are two bedrooms, one double and the second which could serve as a good office space with the additional benefit of a built in cupboard for convenient storage. The 3 piece shower room has been decorated in floor-to-ceiling tiles and includes a sink with a vanity unit and heated chrome towel rail. Additionally, there is access to a boarded insulated loft with a pull-down hatch and ladder.

The pleasant rear garden includes an initial slabbed patio area leading to an artificial grass area and a small seating area at the top of the garden.



- Extended semi-detached house in Arnold
- Close to local shops and transport links
- Large private driveway and detached brick built garage
- Well proportioned lounge with feature gas fire and large window
- Generous dining kitchen with windows onto rear garden
- Ground floor W/C and storage cupboard
- Double bedroom and versatile second bedroom
- Shower room with chrome fittings and floor to ceiling tiles
- Pleasant rear garden with patio and seating area
- Viewing highly recommended





Floor 0



Floor 1



Approximate total area⁽¹⁾
61.35 m²
660.37 ft²

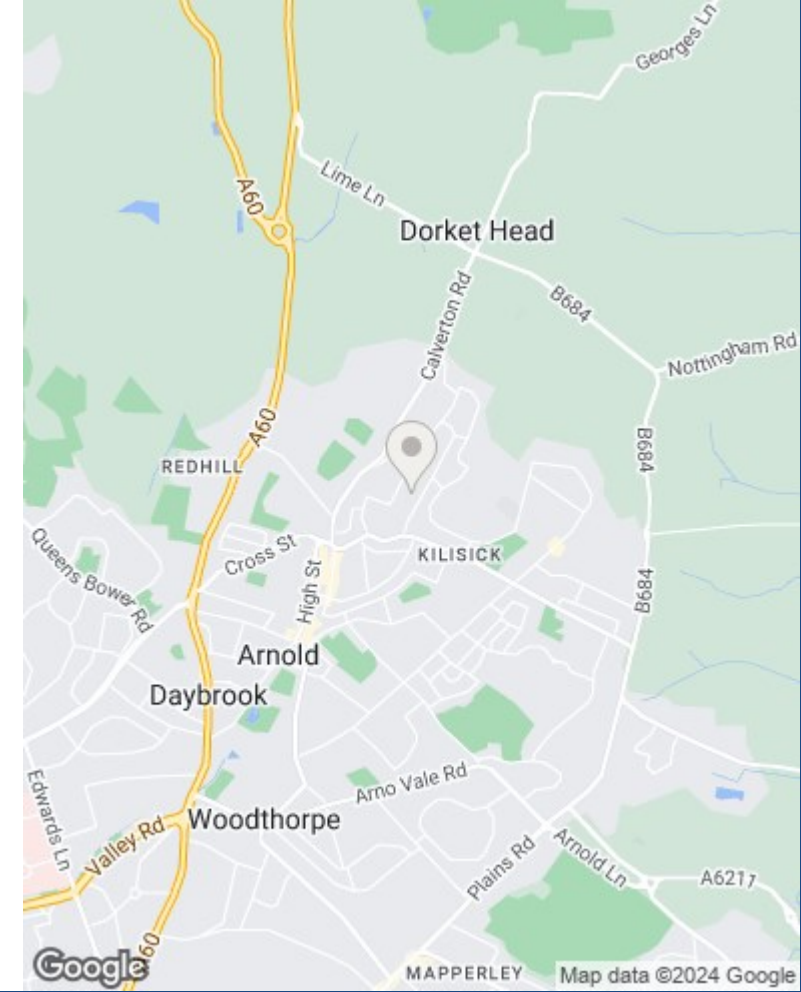
Reduced headroom
0.77 m²
8.29 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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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