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**DavidJames**  
the estate agent

**Wansbeck Close, Arnold, Nottingham, NG5 8SS**

**Guide Price £425,000**

# About This Property

Nestled towards the end of a private cul-de-sac in Arnold, this modern detached family home offers both comfort and contemporary living. The property features four spacious double bedrooms, each equipped with fitted wardrobes and TV points. The master bedroom is a standout, boasting a dressing area and an ensuite shower room with a mains shower.

Upon entering, you are greeted by a welcoming entrance hall with tiled flooring and a storage cupboard, leading to a convenient ground floor WC complete with washbasin. The lounge is a bright and airy space, highlighted by a bay window to the front elevation.

The heart of the home is the expansive dining kitchen, also with tiled flooring and a Velux window. It is well-appointed with a range of timber gloss finish units and integrated appliances, including a double oven, hob, microwave, dishwasher, and fridge/freezer. French doors from the dining area open to the rear garden, seamlessly blending indoor and outdoor living. Adjacent to the kitchen, the utility room provides additional storage and convenience. The family bathroom is fitted with a modern white suite and includes a separate shower cubicle with a mains shower.

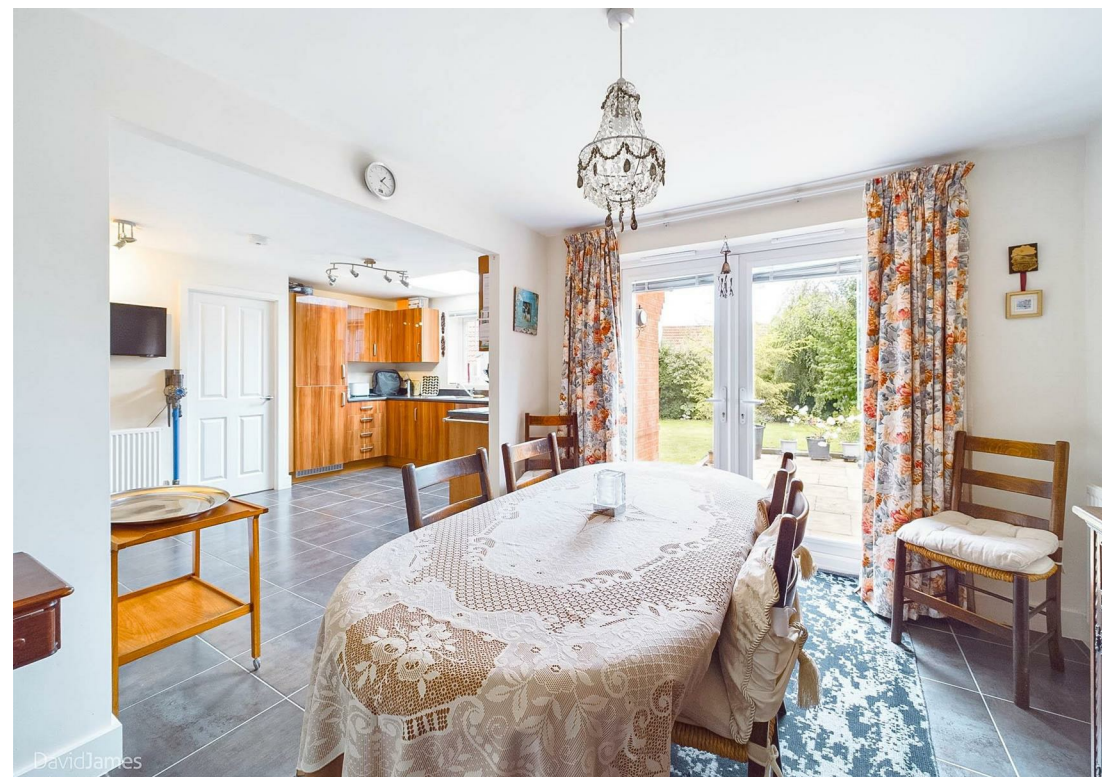
This home is equipped with gas central heating controlled by a Hive system, UPVC double glazing, an alarm system, and solar PV panels that benefit from the feed-in tariff at 16.5p per unit purchased, together with an 8kw storage battery ensuring energy efficiency and reduced utility bills. There is also Virgin Media high speed fibre optic broadband available if required.

Externally, the property offers a double-width driveway and garage with power, lighting and electric door, providing ample off-road parking. The enclosed south-facing rear garden is a retreat, featuring a well-maintained lawn, a patio area for outdoor dining, and established borders. The front elevation offers picturesque views across neighbouring fields, adding to the appeal of this wonderful family home.



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- Modern detached family home situated towards the end of a private cul-de-sac
- Four double bedrooms, all with fitted wardrobes and TV points
- Bedroom one with dressing area and ensuite shower room/Wc with mains shower
- Entrance hall with tiled flooring and storage cupboard, ground floor Wc with tiled flooring, utility room
- Lounge with bay window to the front elevation
- Dining kitchen with French doors to the rear garden and a range of integrated appliances
- Bathroom/Wc with white white and separate shower cubicle with mains shower
- Gas central heating, UPVC double glazing, alarm system, solar PV panels to the roof benefitting from the feed-in tariff
- Double width driveway and garage with electric door provide off road parking
- Enclosed south facing lawned rear garden with patio area and borders, views across fields to the front elevation



DavidJames





Floor 0



Floor 1



Approximate total area\*

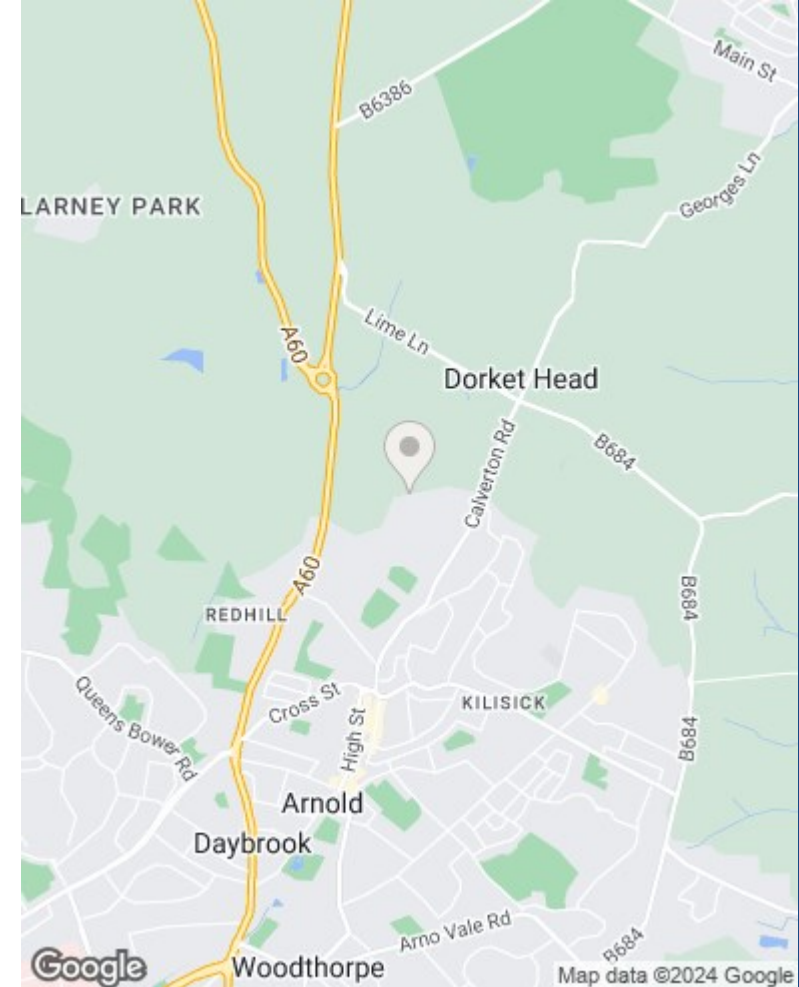
130.98 m<sup>2</sup>

1409.86 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: E**  
**Gedling Borough Council**  
**Freehold**

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