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**DavidJames**  
the estate agent

**Mitford Drive, Arnold, Nottingham, NG5 8BR**

**Guide Price £300,000**

# About This Property



GUIDE PRICE £300,000-£325,000 Welcome to this modern semi-detached family home which is well-presented through out and offers the convenience of easy access to Arnold's wide array of shops, supermarkets, well-regarded local schools and frequent bus services to Nottingham City Centre and the surrounding areas!

You are welcomed by an entrance hall that leads to a lounge, perfect for relaxing. The heart of the home is the superb open-plan dining kitchen area. This space is designed for both functionality and socialising, featuring French doors to the dining area that open to the garden, a sitting area and a modern fitted kitchen. The kitchen is equipped with integrated appliances, including a double oven, microwave, gas hob with extractor, dishwasher and fridge/freezer with additional space for a washing machine. There is also a handy understairs store cupboard and a cloakroom/WC which is home to the Logic boiler.

The first floor has two generously sized bedrooms and a family bathroom, complete with a four-piece suite including shower cubicle, shaver point and chrome-finish towel radiator. From the landing, there is access to an additional room, which contains a staircase leading to the top floor, which is currently used as a dressing area but can easily serve as an office. The main bedroom suite, is a spacious room bathed in natural light, with ample fitted wardrobes and an en-suite shower room.

The rear garden is designed for low maintenance, featuring an initial patio area leading to a further decked seating space. Additional benefits include outside power and a water point. The property also offers a generous driveway to the side, providing parking for multiple vehicles and leading to a garage with power and lighting. This property is an ideal family home, combining modern living with practical features in a desirable location!

- Modern semi-detached family home
- Well-presented throughout
- Within easy reach of Arnold's shops, schools and bus services
- Good-sized lounge
- Superb open plan dining kitchen with integrated appliances
- Three well-proportioned bedrooms
- Modern family bathroom with a four-piece white suite
- Top floor main bedroom suite with fitted wardrobes and an en-suite shower room
- Low-maintenance enclosed rear garden
- Generous driveway and garage with power and lighting







Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



**Approximate total area\***  
111.33 m<sup>2</sup>  
1198.35 ft<sup>2</sup>

**Reduced headroom**  
2.04 m<sup>2</sup>  
21.96 ft<sup>2</sup>

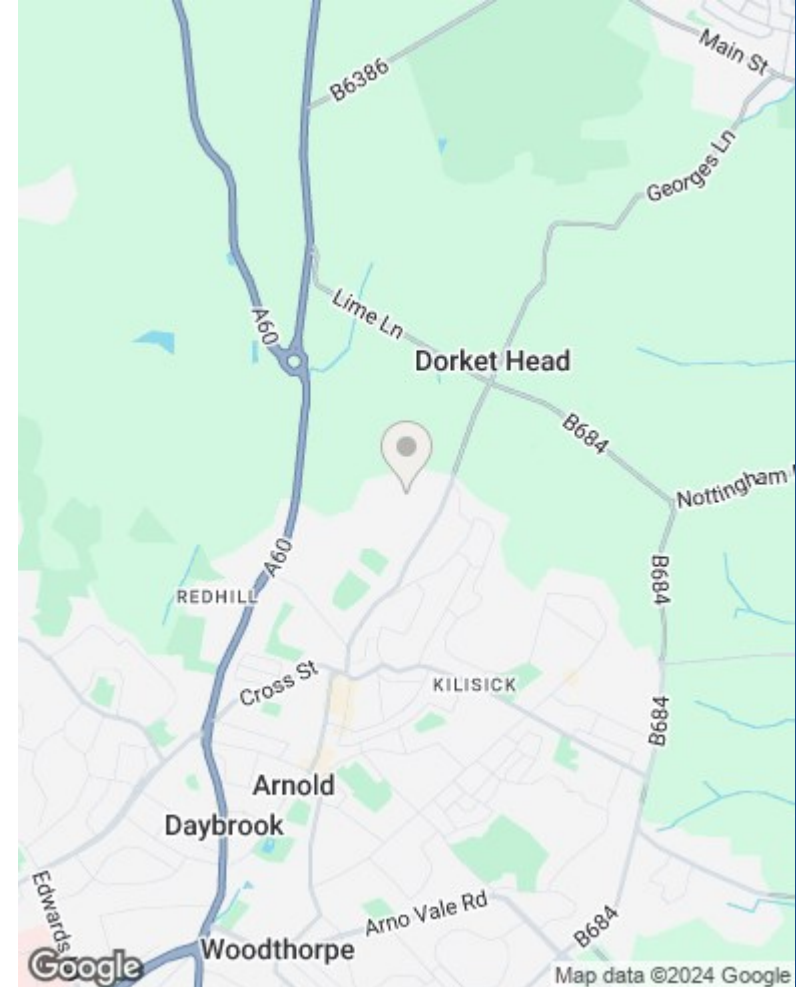
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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

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