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**DavidJames**  
the estate agent

**Winthorpe Road, Arnold, Nottingham, NG5 7LE**

**Guide Price £300,000**



# About This Property

**GUIDE PRICE £300,000 - £315,000** This superb detached bungalow, offered with no upward chain, is perfect for those seeking the ease of single-storey living in a highly sought-after location! Situated within easy reach of Arnold's amenities, the property also benefits from nearby frequent buses to the City Centre and surrounding areas.

You're greeted by a welcoming hall leading into the bright and spacious lounge. A feature bay window allows plenty of natural light to fill the room, which also boasts an electric fire as a focal point. Here, you'll also find the panel for the burglar alarm system which is complemented by four CCTV cameras for added security.

The dining kitchen features space for a table and chairs and a generous range of units with integrated appliances including an oven, gas hob with extractor, dishwasher, washing machine and both an under-counter fridge and freezer. The Worcester boiler is around 2 years old and benefits from the remaining warranty period.

A versatile conservatory extends the living space, offering lovely views over and access to the garden. With the added benefit of a radiator, this room can be enjoyed all year round.

The bungalow offers two bedrooms, with the second bedroom currently functioning as both a guest room and office and the bedroom incorporating an open dressing area with mirrored door wardrobes. Both rooms are complemented by a modern bathroom, fully tiled with a three-piece suite, twin-head shower and a bidet sprayer.

Outside, the south-easterly facing rear garden has been thoughtfully designed for low maintenance, featuring patio seating areas, artificial lawn and a feature pond. It offers a peaceful space with wonderful views over nearby playing fields. A pedestrian door leads into the back of the garage, which benefits from power, lighting and an electric door.

To the front, a large driveway provides parking for multiple vehicles, as well as access to the garage and outdoor power for convenient EV charging.



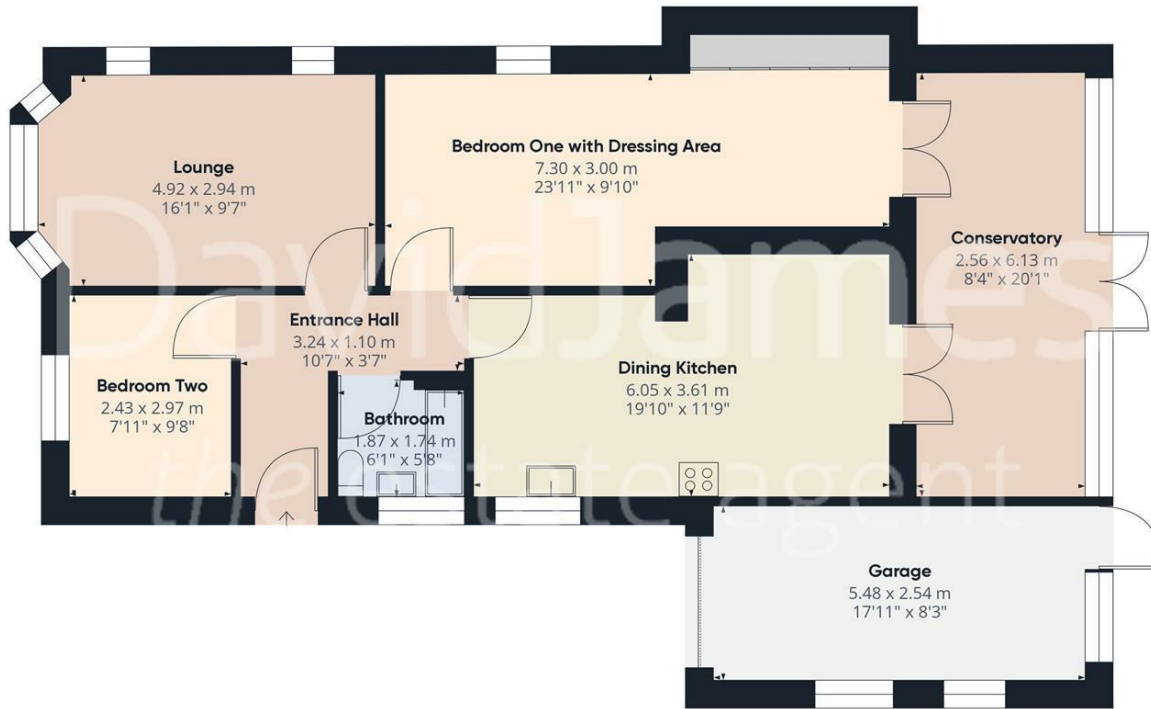
- Superb detached bungalow with no upward chain
- Ideal for those seeking single-storey living
- Sought-after location in Arnold and close to excellent amenities
- Bright and spacious lounge with a feature electric fire
- Dining kitchen with a range of integrated appliances
- Generous conservatory with French doors
- Two bedrooms complemented by a modern bathroom
- Wonderful south-easterly facing low-maintenance garden with excellent views
- Garage with power, lighting and an electric door
- Driveway provides multi-vehicle parking and power for EV charging









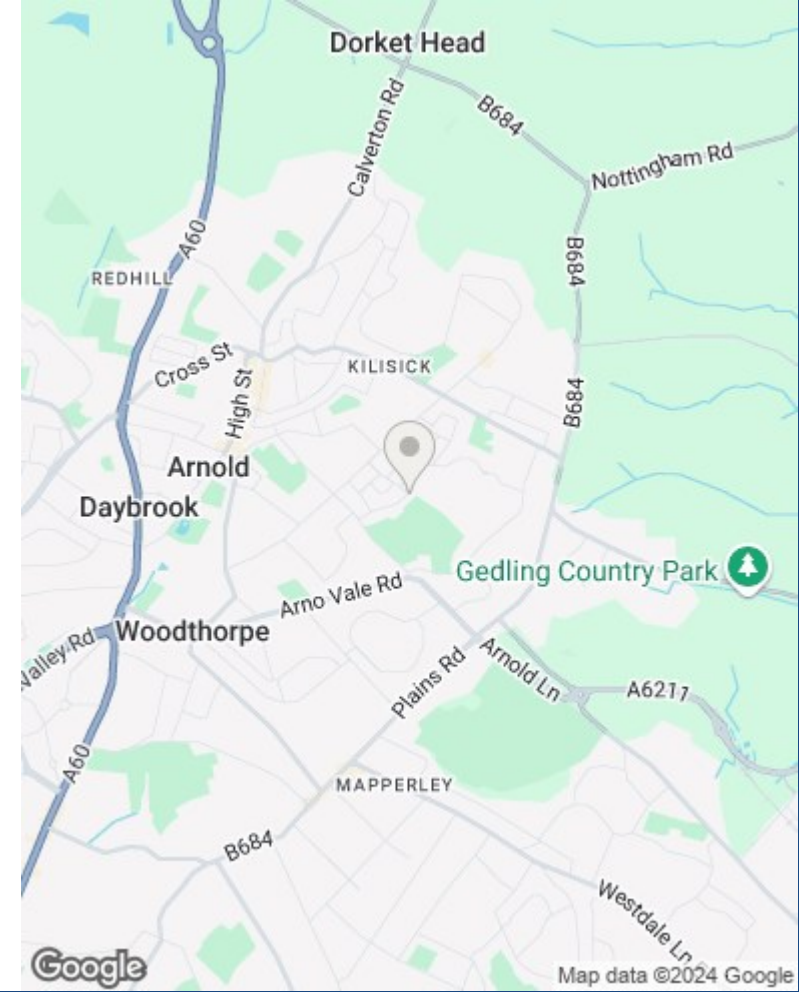


Approximate total area\*  
102.03 m<sup>2</sup>  
1098.24 ft<sup>2</sup>

(\*) 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.

Calculations are based on RICS IPMS 3C standard.  
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**Council Tax Band: C**  
**Gedling Borough Council**  
**Freehold**

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