



DavidJames
the estate agent

Clarborough Drive, Arnold, Nottingham, NG5 7LN

Guide Price £300,000

About This Property

GUIDE PRICE £300,000 - £325,000 This well-presented detached bungalow offers an excellent opportunity for those looking to enjoy the advantages of single-storey living and is perfectly situated for easy access to both Arnold and Mapperley's nearby amenities! Under the current ownership, the property has seen numerous upgrades, including a complete new roof along with new guttering in 2023, new flooring, radiators and UPVC double glazing and doors.

Initially, you'll find a welcoming hallway which has a handy in-built storage cupboard housing the Hive smart thermostat-controlled Baxi boiler.

The lounge has a feature electric fire and both a TV and fibre internet access point. From here, access leads to the second versatile reception room, which offers views over the garden and beyond with French doors giving access.

The stylish kitchen, refitted under current ownership, boasts a breakfast bar seating area as well as a wealth of soft-close base and eye level units with under-cabinet lighting, pull-out larders and a built-in waste bin system. Integrated appliances include a Neff Slide-and-Hide oven, combi microwave, gas hob with extractor, dishwasher, washing machine and a Quooker instant boiling and filtered cold water tap.

The 3 bedrooms comprise of 2 double rooms and a single, with the main bedroom enjoying a walk-in bay window with blackout blinds, fitted wardrobes and the panel for the alarm system.

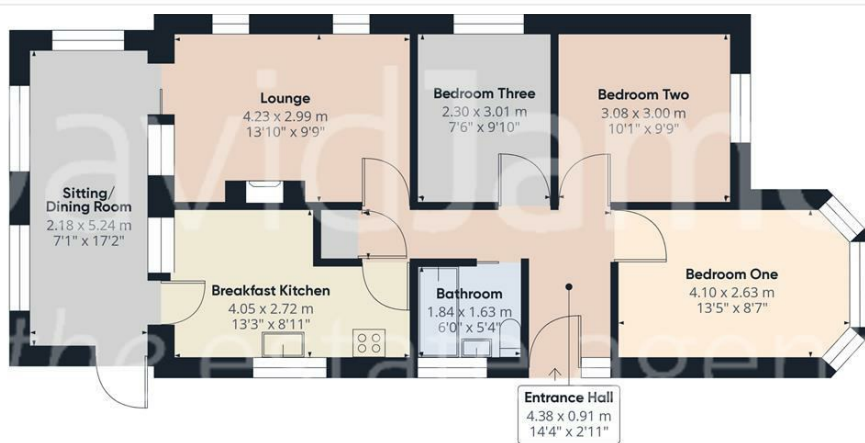
The refitted and fully-tiled bathroom includes a modern 3-piece white suite with motion sensor lighting, a heated towel radiator and a twin-head rainfall-style shower.

Outside, the south-easterly facing enclosed rear garden offers a private retreat with a decked patio area perfect for garden furniture, taking advantage of the stunning back views over open playing fields. Steps lead down to a manageable lawn alongside a timber shed. At the front, a driveway provides off-street parking for multiple vehicles, leading to a lock-up gate and garage with power and light



- Extended detached bungalow with a recently replaced roof and guttering
- Well-presented throughout and subject to a wealth of recent improvements
- Ideal for those seeking single-storey living
- Two ample size reception rooms
- Stylish refitted kitchen with a range of quality integrated appliances
- Three well-proportioned bedrooms
- Refitted modern bathroom with a twin-head rainfall shower
- Driveway and garage provide parking for multiple vehicles
- South-easterly facing enclosed garden with fantastic views
- Must be viewed to appreciate the accommodation on offer





Floor 0 Building 1



Floor 0 Building 2



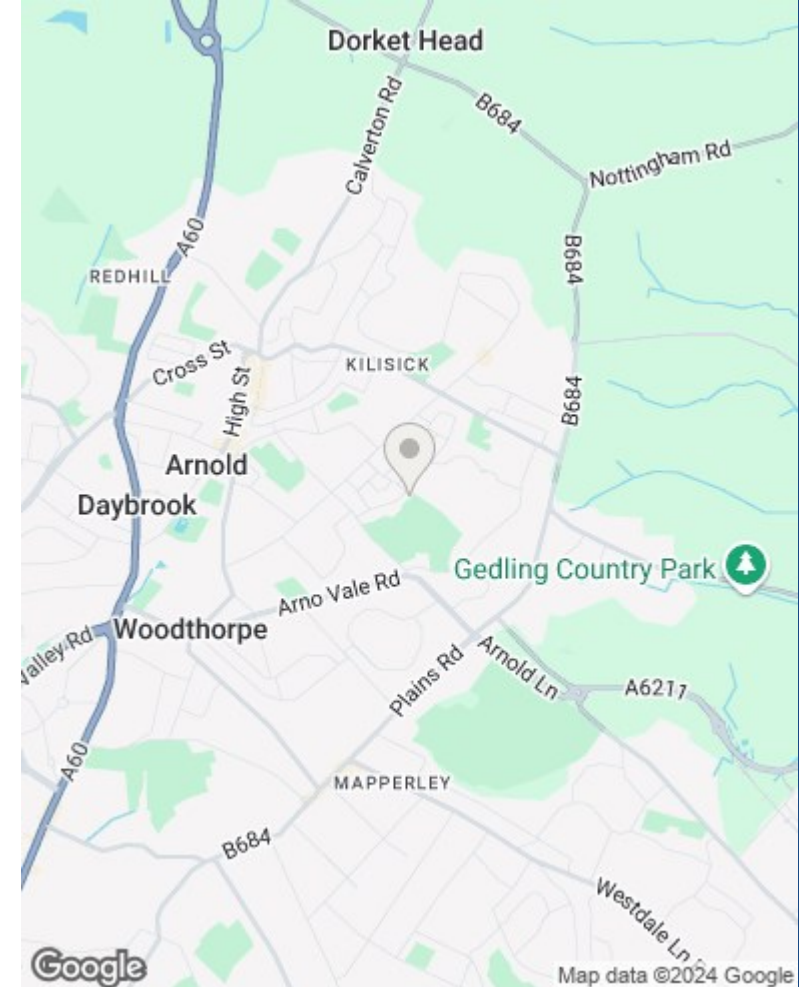
Approximate total area[®]
82.72 m²
890.39 ft²

(1) 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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