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**DavidJames**  
the estate agent

**Trinstead Way, Bestwood Park, Nottingham, NG5 5SB**

**Guide Price £190,000**

# About This Property

Welcome to this three bedroom semi detached property, situated within easy reach of Arnold's nearby amenities and just a short walk from local schools - perfect for a first time buyer or an investor!

The property sits on a generous plot with a hard standing area for parking to the front leading to a side entrance.

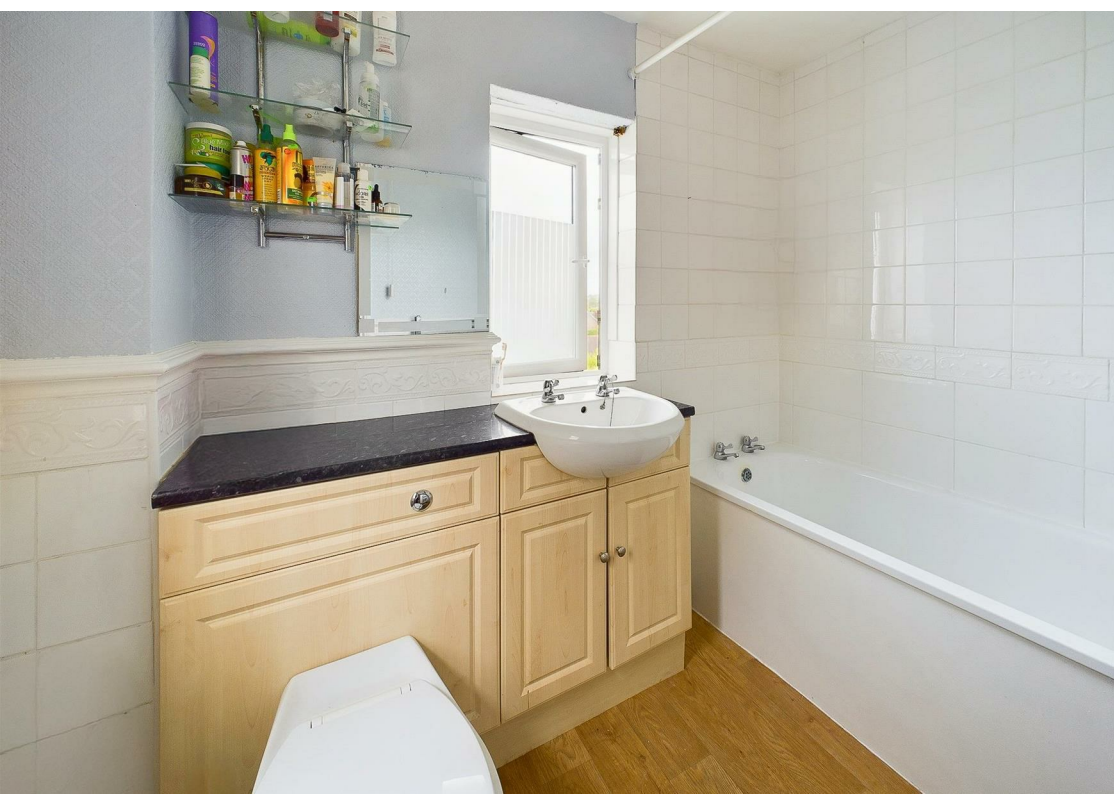
Upon entering the home, an initial entrance hall leads to a good-sized neutrally decorated lounge with a large window to the front elevation and a feature fireplace. Adjacent to the lounge is a modern monochrome kitchen with a range of contemporary grey units complemented by a black mottled effect worktop and benefitting from a number of integrated appliances including an induction hob, oven and extractor. There is space for a small dining table and chairs, a separate storage cupboard and access to the rear garden.

Moving upstairs there are three bedrooms off the landing and a well-presented bathroom with vanity storage and a three-piece suite.

The rear garden has an initial patio area with views of the surrounding area, leading to a good sized lawn and two useful outbuildings.



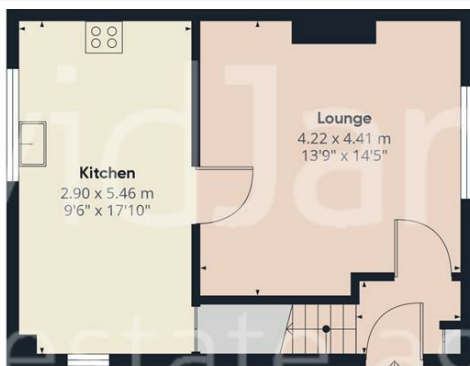
- Semi-detached property on generous plot
- Ideal for first time buyers or an investor
- Within easy reach of Arnold's nearby amenities and a short walk from local schools
- Frequent bus services nearby
- Hardstanding off-street parking to the front
- Bright neutrally decorated lounge room with large windows and a feature fireplace
- Three bedrooms including two doubles
- Modern fitted kitchen with range of integrated appliances
- Bathroom with a three-piece suite and vanity storage
- Good-sized enclosed rear garden with a patio area



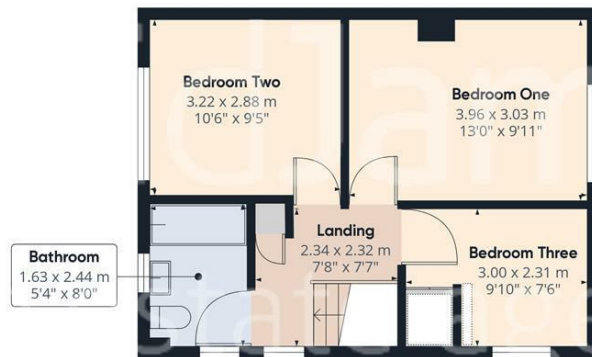
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Floor 0



Floor 1



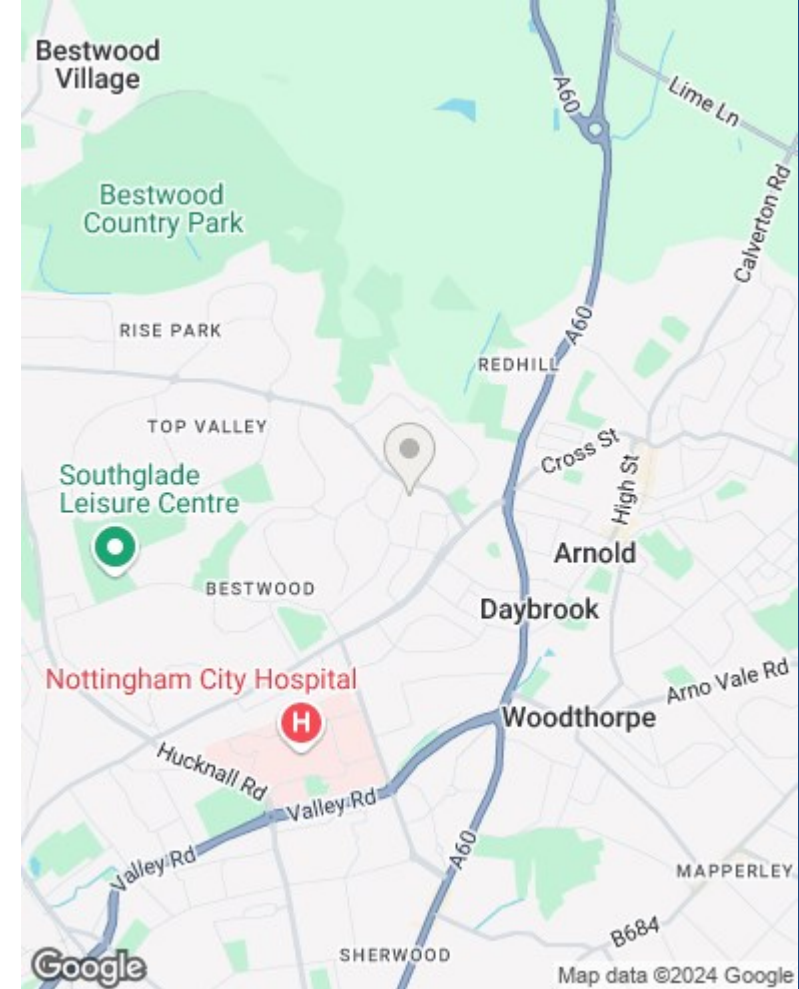
Approximate total area<sup>®</sup>  
72.22 m<sup>2</sup>  
777.37 ft<sup>2</sup>

(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: A**  
**Nottingham City Council**  
**Freehold**

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