



DavidJames
the estate agent

Worrall Avenue, Arnold, Nottingham, NG5 7GN

Guide Price £325,000

About This Property

GUIDE PRICE £325,000 - £350,000. This beautifully presented and extended family home is located just a short walk from Arnold's excellent amenities, schools and frequent bus services. Offering a unique layout with accessibility adaptations, this property truly must be viewed to appreciate the accommodation and location on offer!

As you step inside, the welcoming open hallway leads directly into a spacious lounge, featuring a media wall with inset dimmable lighting. The heart of the home is the stunning dining kitchen, complete with a range of soft-close base and eye level units, Quartz countertops and a Belfast-style sink. The kitchen also includes an integrated microwave and space for a range cooker, with the existing Stoves appliance available for separate negotiation.

A wide inner hallway ensures wheelchair access to the rear extended space, which comprises two bedrooms, a fantastic conservatory and a stunning bathroom. The bathroom includes modern vanity storage, a feature freestanding bath and a wet area with an electric shower.

Upstairs, you'll find two double bedrooms and a recently refitted stylish family bathroom, featuring a modern white suite and a rainfall-style shower over the bath. Bedroom two includes fitted wardrobes, while bedroom one boasts an impressive en-suite Jacuzzi room and a concealed walk-in wardrobe. French doors in the main bedroom open onto a terrace with a glass balustrade, offering views over the rear garden.

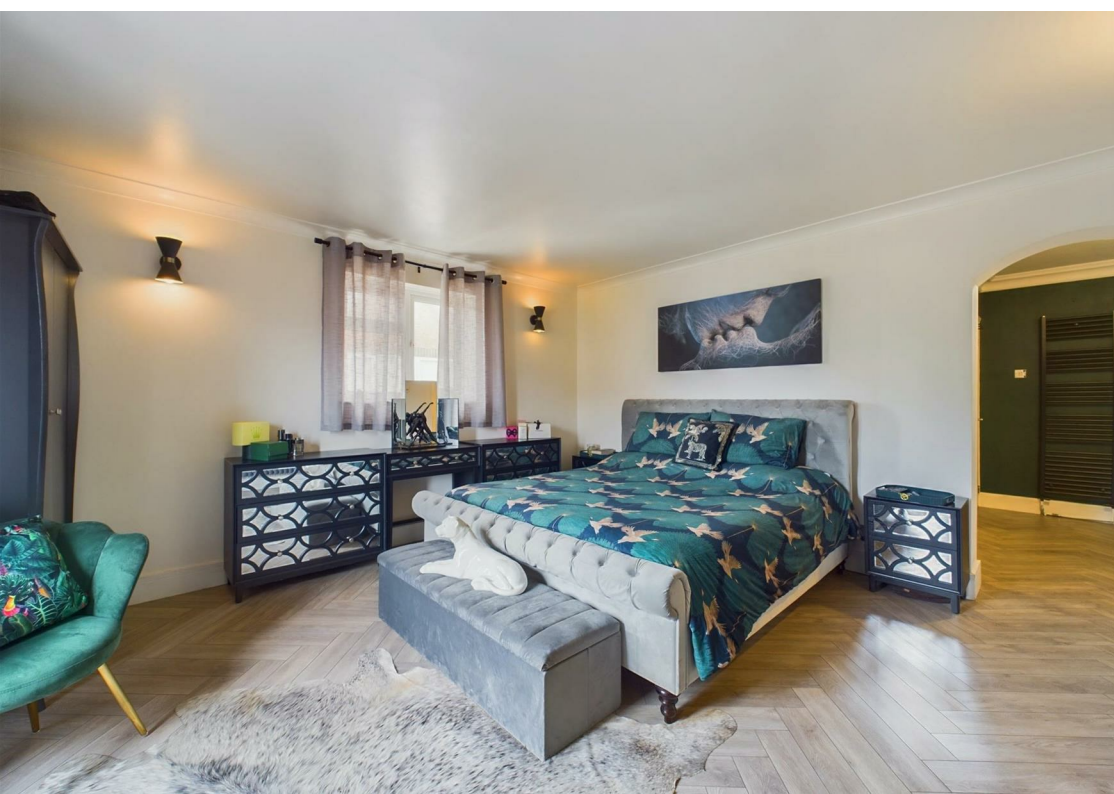
The rear garden is designed with low maintenance in mind and is equally impressive, featuring a variety of open and covered patio seating areas. There is also a brick-built storage outbuilding and an insulated studio cabin, ideal for use as a gym, office or further storage. Additional features include external power sockets and lighting.

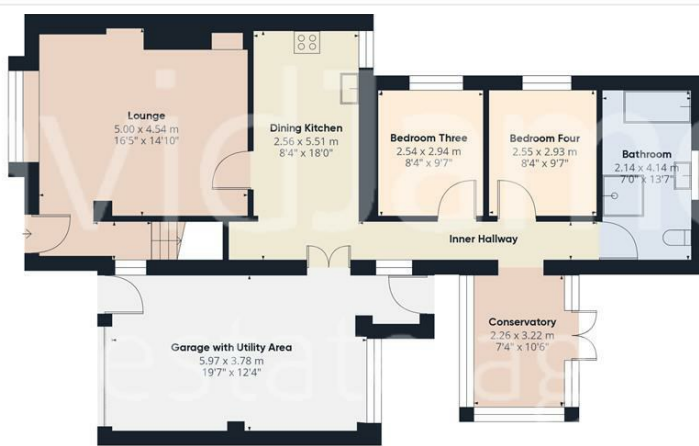
To the front, the driveway provides off-street parking and access to an electric garage door, leading to additional parking with utility space for white goods.



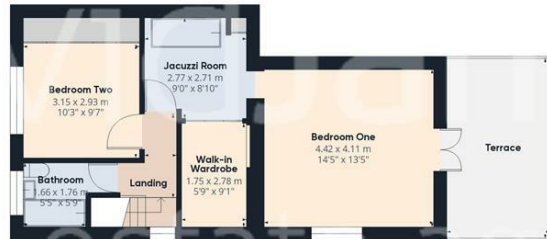
- Unique and extended family home
- Offers generous accommodation with accessibility adaptations
- Immaculately-presented throughout
- A short walk from Arnold's amenities, schools and transport links
- Bright and spacious lounge
- Stunning open plan dining kitchen with solid-stone worktops
- Four bedrooms across the ground and first floor
- Two beautiful modern bathrooms plus an en-suite Jacuzzi room
- Fantastic low-maintenance rear garden with a versatile studio outbuilding
- Driveway and large garage provide off-street parking







Floor 0 Building 1



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Approximate total area¹⁾

150.16 m²
1616.31 ft²

Balconies and terraces

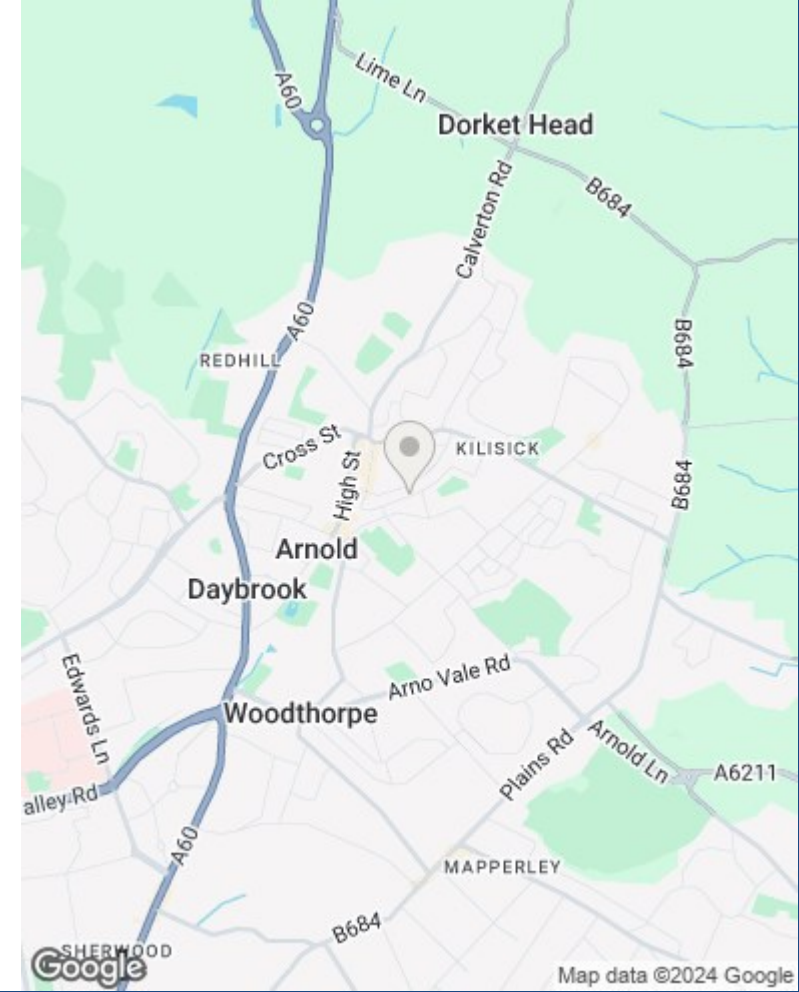
12.26 m²
131.97 ft²

(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: A
Gedling Borough Council
Freehold

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