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**DavidJames**  
the estate agent

**Churchmoor Lane, Arnold, Nottingham, NG5 8HL**

**Guide Price £340,000**

# About This Property

Available with no upward chain, this impressive detached family home on a generous plot offers spacious living throughout. The property is set back from the road and features a long, block-paved driveway that leads to a brick-built garage, offering ample parking for multiple vehicles. The front of the house is accentuated by a charming brick wall and wrought iron gates. With mature trees, manicured gardens and a welcoming porch, this home exudes curb appeal and potential!

Access the property through the inviting front porch or the convenient side entrance, which opens into the kitchen. The kitchen is equipped with integrated appliances, a pantry/utility for extra storage and enjoys beautiful views of the picturesque rear garden.

The ground floor offers a wealth of living space including a large lounge, a bright dining room and a lean-to/conservatory, making it ideal for both relaxing and entertaining. These versatile spaces provide flexibility for family life and gatherings. The ground-floor accommodation is concluded with a separate WC and a useful under-stairs storage cupboard.

Upstairs, the first floor comprises three good-sized double bedrooms, each filled with natural light provided by the large windows, a family bathroom with a white three piece suite and two useful built-in storage cupboards.

The rear garden is a highlight, offering a private and relaxing outdoor space with mature shrubs and well-maintained lawns. The spacious patio area is perfect for outdoor dining and entertaining, with access to the conservatory adding to the seamless indoor-outdoor living experience.

This home offers a blank canvas for new owners to easily personalise and make their own - perfect for a family looking to settle into a spacious, welcoming home.



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- Generous detached family home
- Generous block-paved driveway with a garage
- Close proximity to Arnold's excellent local amenities, schools and transport links
- Kitchen with integrated appliances and beautiful views of the rear garden
- Generous lounge with feature fireplace and large bay window
- Well-lit dining room with natural light from large windows
- Lean-to/conservatory with stunning garden views
- Three good-sized first floor double bedrooms and a family bathroom
- Private landscaped rear garden surrounded by variety of mature trees and shrubs
- Viewing highly recommended!



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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area  
118.05 m<sup>2</sup>  
1270.68 ft<sup>2</sup>

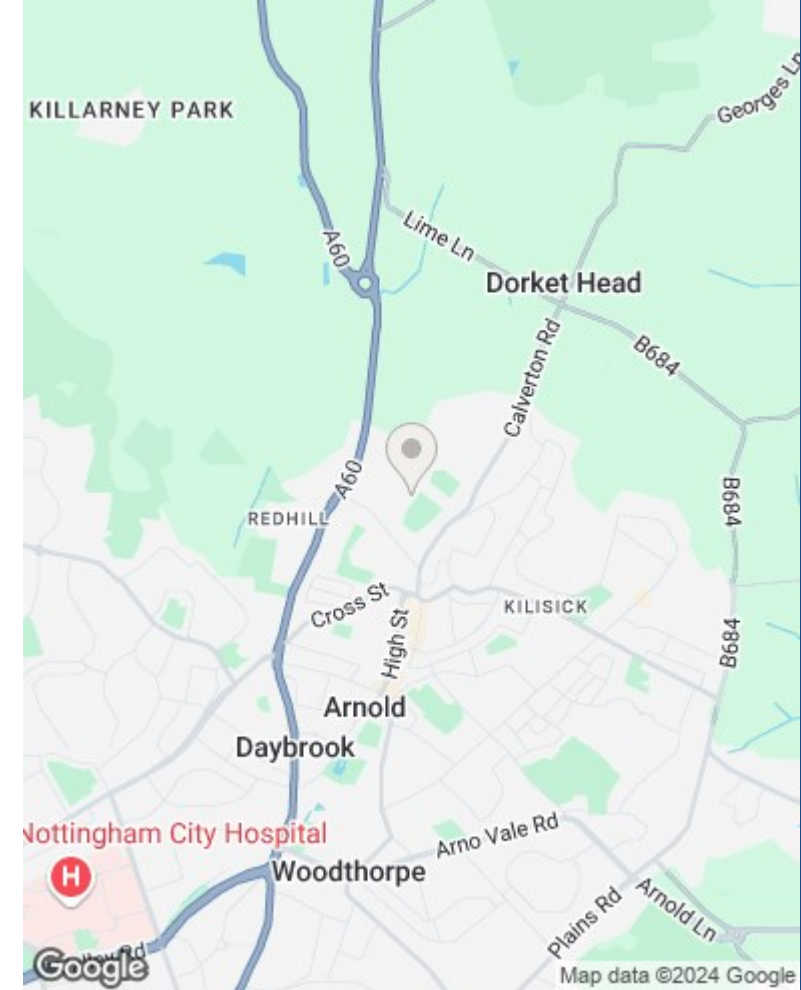
(1) Excluding balconies and terraces

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: D**  
**Gedling Borough Council**  
**Freehold**

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