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**DavidJames**  
the estate agent

**Edison Way, Arnold, Nottingham, NG5 7NE**

**Guide Price £260,000**



# About This Property

This well-presented townhouse is ideally located within easy reach of Arnold and Mapperley, offering convenient access to their range of sought-after amenities, local schools and frequent bus services to Nottingham City Centre and the surrounding areas!

On entering the property, you are welcomed by a spacious entrance hall leading to a cloakroom/WC, fitted with a two-piece white suite. The bright and generously sized lounge/dining room benefits from an abundance of natural light, thanks to the French doors which open onto the rear garden. There is ample room for a dining table and chairs, as well as an eye-level socket designed for a wall-mounted TV.

The beautiful modern kitchen, installed just two years ago, is equipped with a stylish range of base and eye-level units, alongside integrated appliances including an electric oven, gas hob, dishwasher and washer/dryer. The kitchen also houses the regularly serviced concealed boiler.

Upstairs, the landing leads to three well-proportioned bedrooms. The main bedroom features built-in wardrobes and an en-suite shower room, complete with a three-piece white suite. A separate family bathroom, boasting a four-piece modern white suite, includes a shower cubicle with twin showerheads for added convenience.

Outside, the enclosed rear garden has been thoughtfully designed for low maintenance, offering a private outdoor space for relaxation. A lockable gate provides access to a communal footpath at the rear, while external power sockets, a storage shed and water access at the front of the house add practicality.

Parking is provided by an allocated space, with additional visitor bays available for guests.

This property is ideal for those seeking a modern, low-maintenance home in a desirable location!



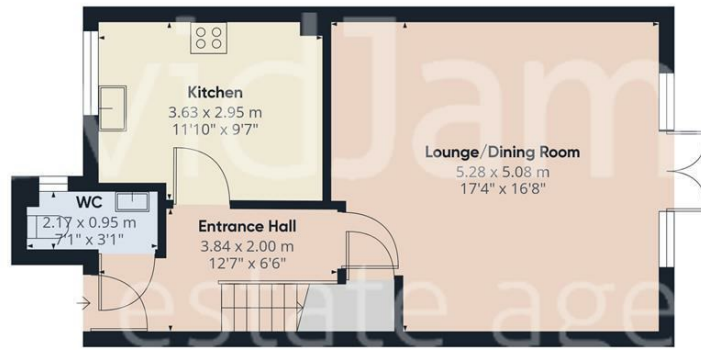
- Well-presented townhouse
- Within easy reach of both Arnold and Mapperley's nearby amenities, schools and transport links
- Initial welcoming entrance hall with a cloakroom/WC
- Bright and spacious lounge/dining room with French doors
- Superb modern kitchen with a range of integrated appliances
- Three first floor bedrooms
- Main bedroom with an en-suite and in-built wardrobes
- Beautiful modern bathroom with a four-piece suite including a separate shower cubicle
- Low-maintenance enclosed rear garden
- Allocated parking space and further visitor parking bays



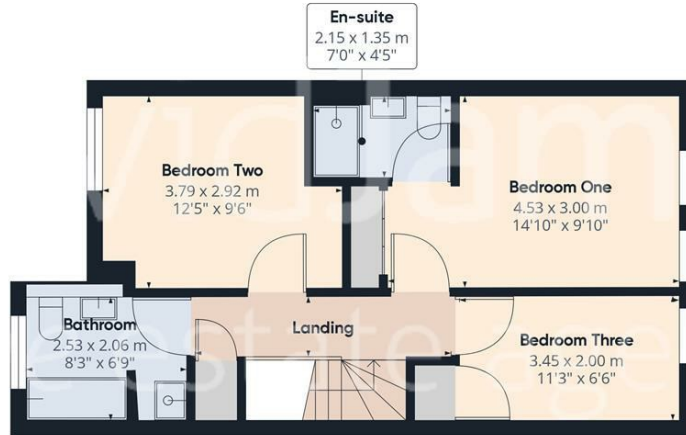








Floor 0



Floor 1



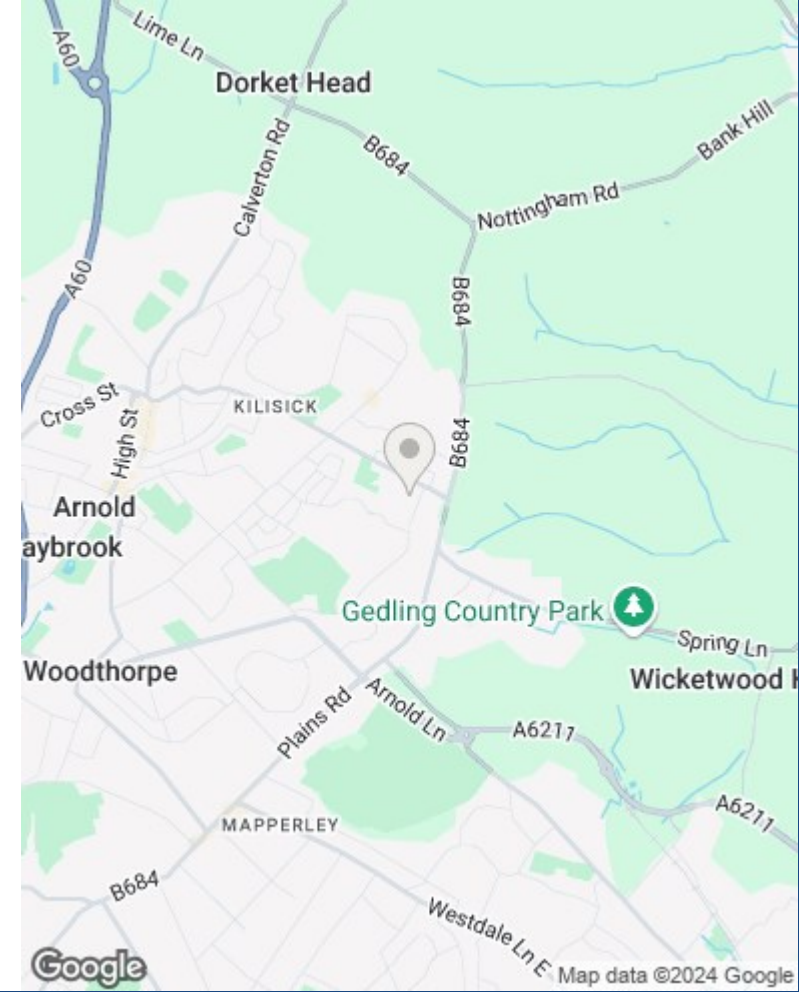
Approximate total area\*  
88.23 m<sup>2</sup>  
949.7 ft<sup>2</sup>

(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: C**  
**Gedling Borough Council**  
**Freehold**

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