



**DavidJames**  
the estate agent

**Surgeys Lane, Arnold, Nottingham, NG5 8EY**

**Guide Price £250,000**



# About This Property

A fantastic opportunity to purchase this detached bungalow, offered with no upward chain, located on a private driveway off Surgeys Lane in Arnold. Boasting a versatile layout, the property features three bedrooms, making it ideal for a range of buyers.

Upon entering, you are welcomed by a spacious dining hallway, complete with parquet flooring and a useful storage cupboard. The lounge offers a cosy retreat, featuring a bay window, parquet flooring, and a fireplace with a gas fire, perfect for relaxing evenings.

The dining kitchen is fitted with tiled flooring and includes a generously sized pantry, providing ample storage. The accommodation also includes a shower room/WC with a mains-powered shower.

Bedroom one benefits from fitted wardrobes, while bedroom two features French doors that open onto the good-sized rear garden. The garden is a good sized outdoor space with a coal shed.

Additional features include gas central heating, UPVC double glazing throughout, and a block-paved driveway along with a garage, offering ample off-road parking.

This bungalow provides excellent accommodation with the benefit of a private location, perfect for anyone seeking a home with convenient access to local amenities in Arnold.



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- Detached bungalow sold with no upward chain and set on a private driveway off Surgeys Lane
- Versatile layout of the accommodation space
- Three bedrooms, bedroom one with fitted wardrobes, bedroom two with French doors to the rear garden
- Entrance hall leading to a dining hallway with parquet flooring and storage cupboard
- Lounge with parquet flooring, bay window and fireplace with gas fire
- Dining kitchen with tiled flooring and good sized pantry
- Shower room/Wc with shower cubicle with mains shower
- Gas central heating, UPVC double glazing
- Good sized rear garden with coal shed
- Block paved driveway and garage provide off road parking

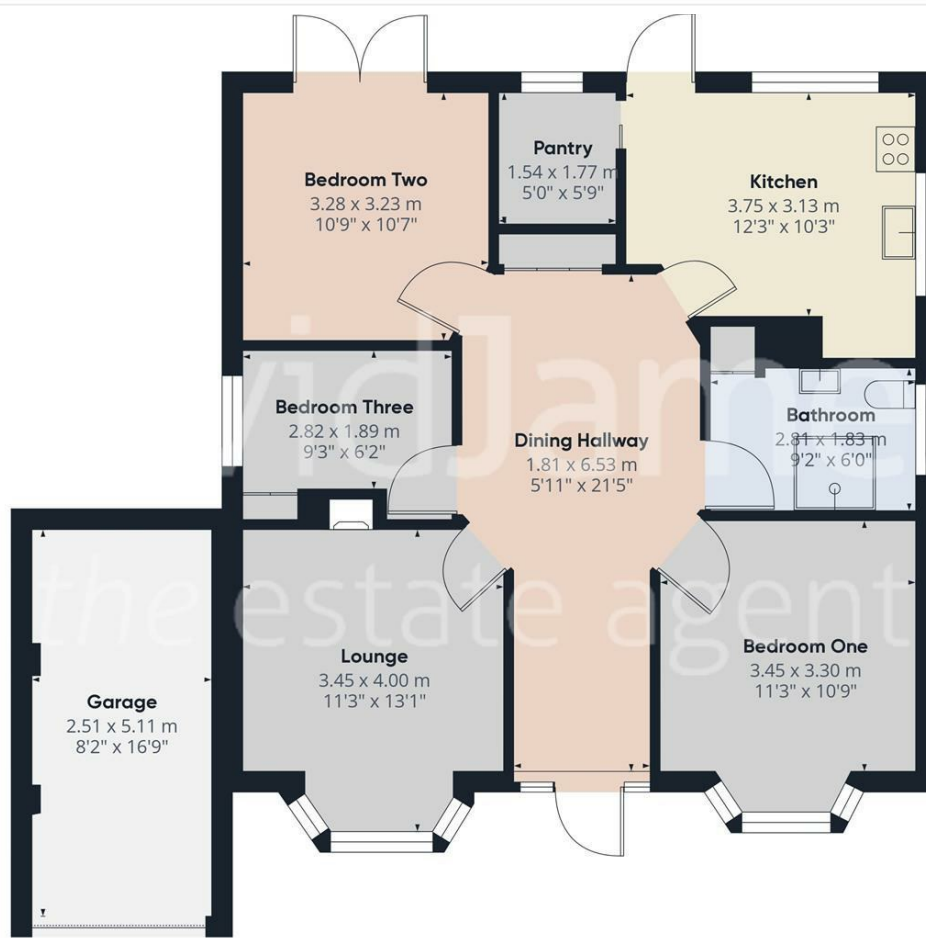


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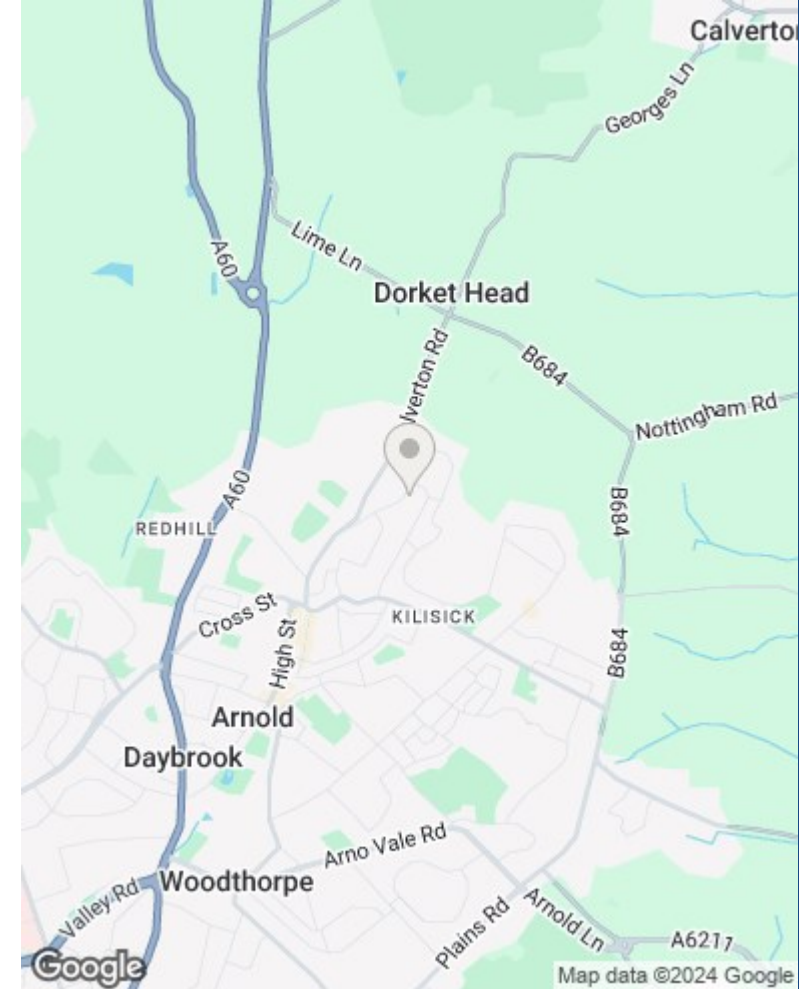
Approximate total area\*\*  
90.06 m<sup>2</sup>  
969.4 ft<sup>2</sup>

(\*) 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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