



 4

 2

 2

 C

DavidJames
the estate agent

Killisick Road, Arnold, Nottingham, NG5 8RD

Guide Price £300,000

About This Property

GUIDE PRICE £300,000 - £325,000 This extended end-townhouse offers spacious family accommodation arranged across a unique and functional layout which must be viewed to be fully appreciated! Situated within easy reach of sought-after local schools, Arnold's excellent amenities and the beautiful Hobbucks Nature Reserve, this property is ideally located for families and professionals alike.

Upon entering, you are welcomed by an entrance hall leading to an impressive open-plan dining kitchen. The space includes a comfortable seating area, a dining area with ample room for a table and chairs and a fitted kitchen boasting a generous range of units. The kitchen also features an integrated dishwasher, pop-up power sockets and space for both a freestanding cooker and an American-style fridge/freezer. Adjacent to the kitchen is a useful utility room, which provides space for a washing machine and tumble dryer, along with access to a convenient downstairs WC.

Double doors from the dining kitchen lead into a bright and spacious lounge, perfect for relaxation. The room is enhanced by a feature fire surround with space for an electric fire and dual aspect windows which include a large bay window that floods the room with natural light.

Upstairs, there are four good-sized bedrooms. Bedroom two benefits from built-in overstairs wardrobes, while bedroom one boasts a walk-through dressing area that leads to a modern en-suite shower room. A family bathroom with a three-piece suite completes the first floor, catering to the remaining bedrooms.

Outside, the property occupies a generous corner plot with a low-maintenance, artificially lawned front garden. The enclosed main rear garden offers a private outdoor retreat including a variety of patio seating areas, lawn, planting beds and a timber outbuilding with power. To the rear, a driveway (half shared with a neighbouring property) provides off-street parking and access to a garage, adding further practicality to this fantastic home.



- Extended end-townhouse
- Offers family-sized accommodation across a unique layout
- Within easy reach of Arnold's excellent amenities and Hobbucks Nature Reserve
- Superb open plan dining kitchen space
- Separate utility room with a downstairs WC
- Bright and spacious dual-aspect lounge
- Four bedrooms (main bedroom with a dressing area and en-suite)
- Family bathroom with a three-piece modern suite
- Corner-plot position with low-maintenance gardens
- Driveway and garage provide off-street parking





Floor 0



Floor 1



Approximate total area*
126.28 m²
1359.27 ft²

Reduced headroom
0.85 m²
9.15 ft²

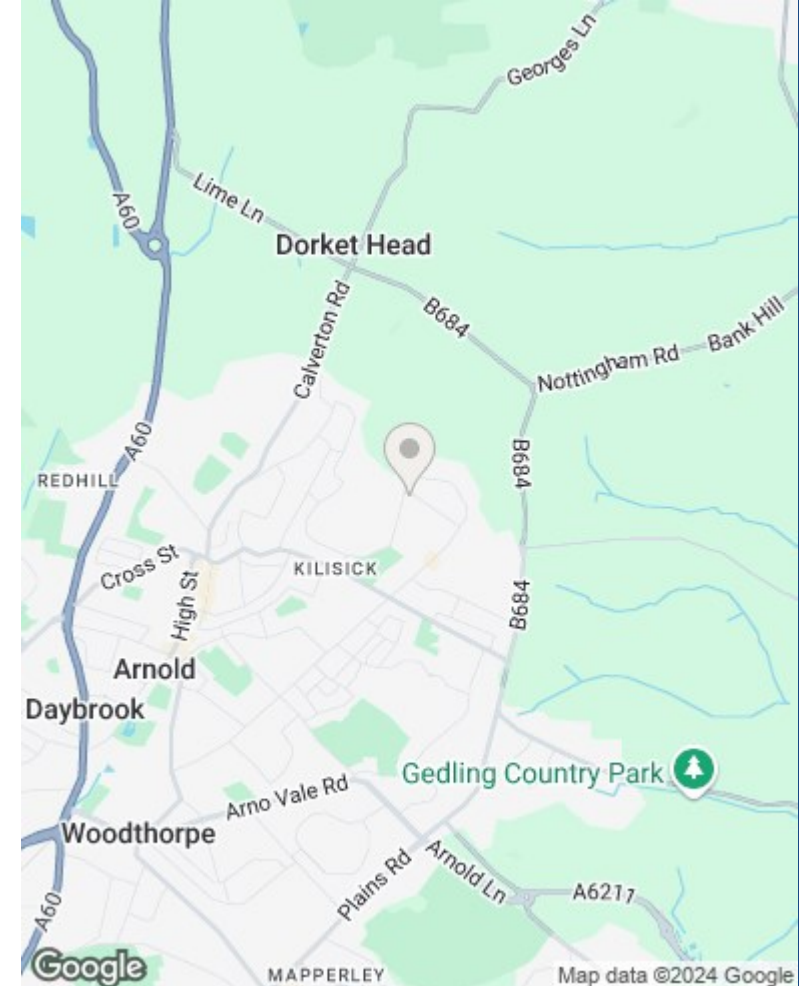
(1) Excluding balconies and terraces

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.

GIRAFFE360



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

Council Tax Band: C
Gedling Borough Council
Freehold

DavidJames
the estate agent

David James Estate Agents
100 Front Street, Nottingham, NG5 7EJ
t: 0115 955 5550 e: arnold@david-james.com

