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**DavidJames**  
the estate agent

**Angus Close, Arnold, Nottingham, NG5 8QU**

**Guide Price £320,000**



# About This Property

Guide Price £320,000 - £340,000 We are delighted to present this immaculately-presented detached family home which must be viewed to be fully appreciated! Tucked away at the end of the cul-de-sac and green space, in easy reach of Arnold's amenities, local schools and frequent bus services. Perfect for those seeking a move-in-ready home in a convenient location!

You're welcomed by an entrance hall featuring a modern cloakroom/WC and sensor LED lighting, which can be found throughout various areas of the property. The lounge/dining room is bright and spacious, offering room for a table and chairs with French door access to the garden plus fitted shutters. The living area provides the ideal spot for relaxation and includes the benefit of an eye-level socket for a wall-mounted TV.

The superb kitchen is equipped with a range of units and integrated appliances, including an electric oven with a hob & extractor, along with a fridge and a separate freezer. There is also space available for a washing machine, tumble dryer and dishwasher. Adjacent to the kitchen is a versatile office space, ideal for those working from home. Part of the former garage, this area also houses a cupboard containing the boiler.

Upstairs, the landing leads to all three bedrooms, the former airing cupboard and the bathroom. Bedrooms one and two both feature fitted wardrobes and eye-level TV sockets whilst the bathroom is equipped with a three-piece suite, complete with vanity storage and a towel radiator.

Outside, the landscaped rear garden is a true highlight, featuring a patio area with space for garden furniture, a well-kept lawn and a handy storage outbuilding with an adjoining covered seating area. Additional external benefits include an outside water point and double and single power sockets.

To the front, a driveway provides convenient off-street parking, with access to the remainder of the former garage, complete with an electric door, power, lighting and a water



- Immaculately-presented detached family home
- Within easy reach of Arnold's nearby amenities, schools and bus services
- Tucked away at the end of a cul-de-sac
- Bright and spacious lounge/dining room with French doors and fitted shutters
- Fitted kitchen with a range of integrated appliances
- Versatile ground floor home office space
- Three first floor bedrooms (two with fitted wardrobes)
- Beautiful modern family bathroom with a three-piece white suite
- Superb landscaped rear garden
- Driveway provides parking and access to the former garage/store











Floor 0



Floor 1

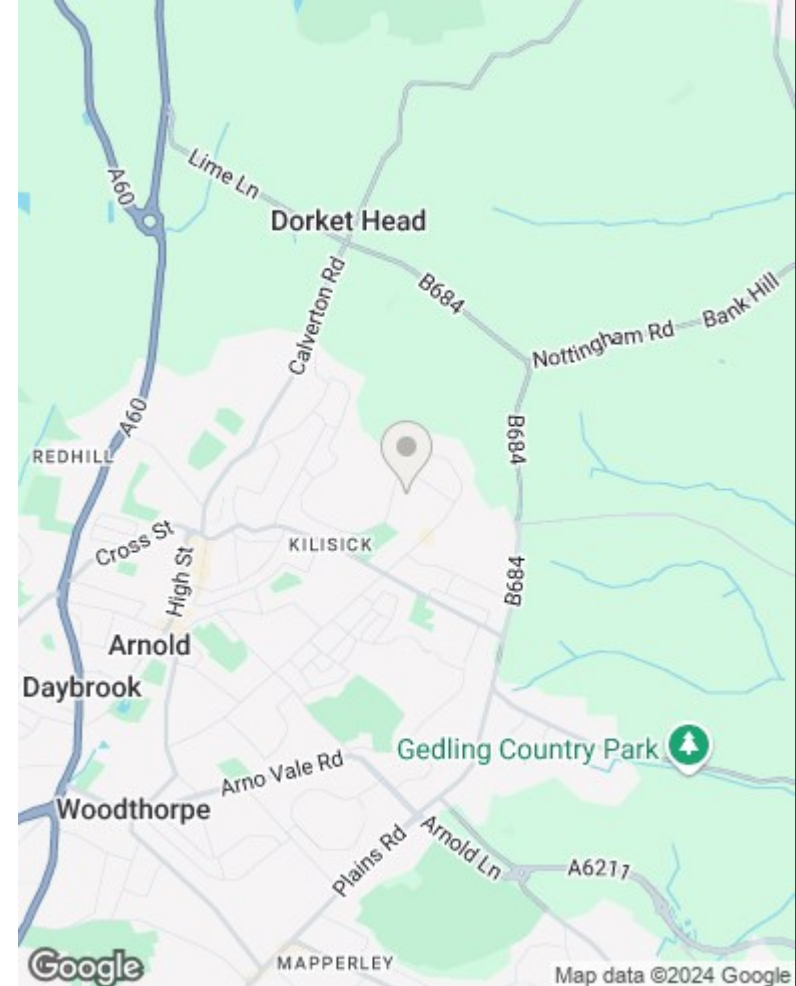


Approximate total area\*  
87.22 m<sup>2</sup>  
938.83 ft<sup>2</sup>

(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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