



25 Patricia Drive, Arnold – NG5 8EJ

Guide Price **£250,000**

DavidJames
the estate agent



25 Patricia Drive

Arnold, Nottingham

Beautiful 2 bedroom detached bungalow offering single-storey living. Modern design, spacious accommodation and a low-maintenance garden plus ample off-street parking. All close to excellent amenities!

Council Tax band: C

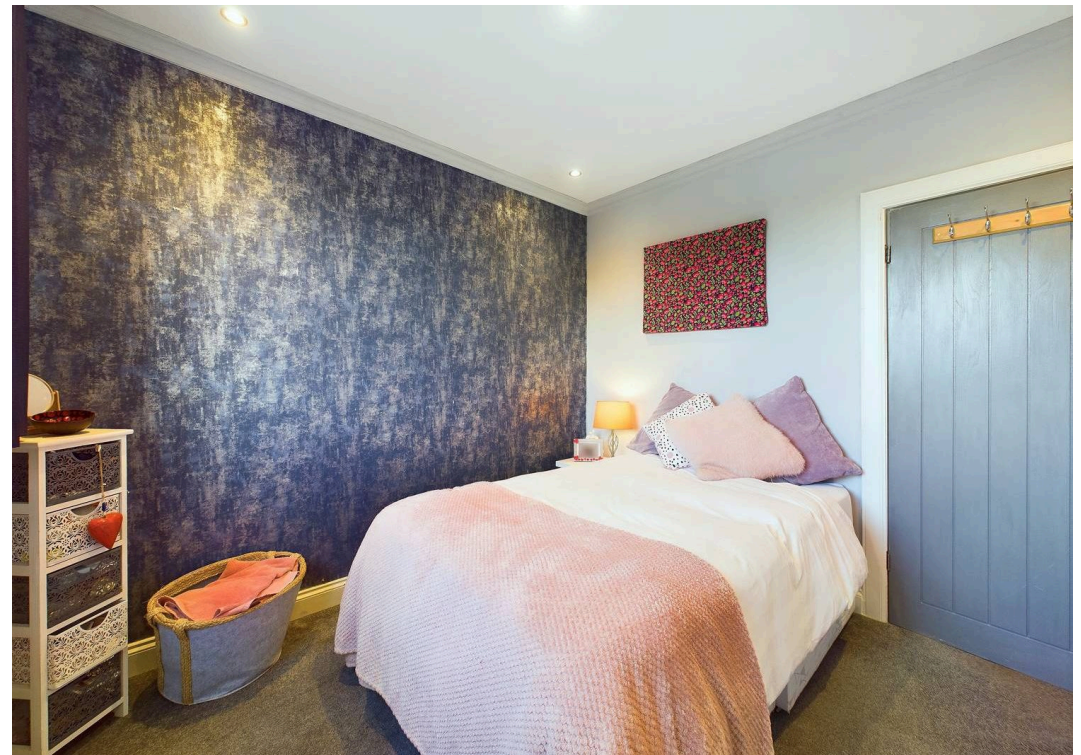
Tenure: Freehold

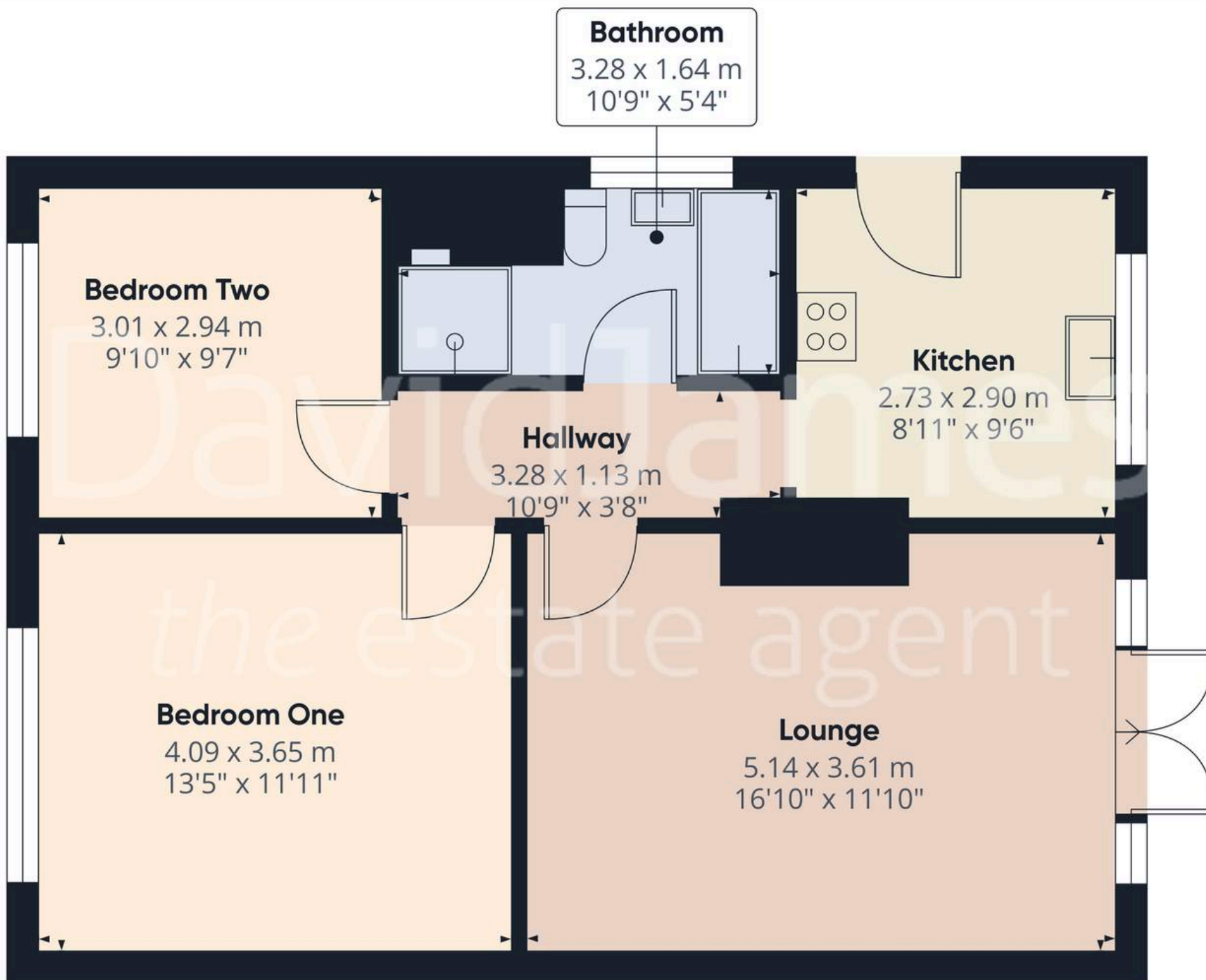
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Immaculately-presented link-detached bungalow
- Ideal for those seeking the benefits of single-storey living
- Bright, airy and neutrally decorated lounge with French doors
- Modern kitchen with range of integrated appliances
- Two well-presented double bedrooms
- Stylish bathroom with contemporary four-piece suite including a shower cubicle with a rainfall-style shower
- Gas central heating and UPVC double glazing throughout
- Tiered low-maintenance rear garden laid with decking, artificial grass and seating areas
- Impressive views of surrounding area from the top of the garden
- Large driveway including electric double gates providing off-street parking for multiple vehicles







Approximate total area⁽¹⁾

58.56 m²

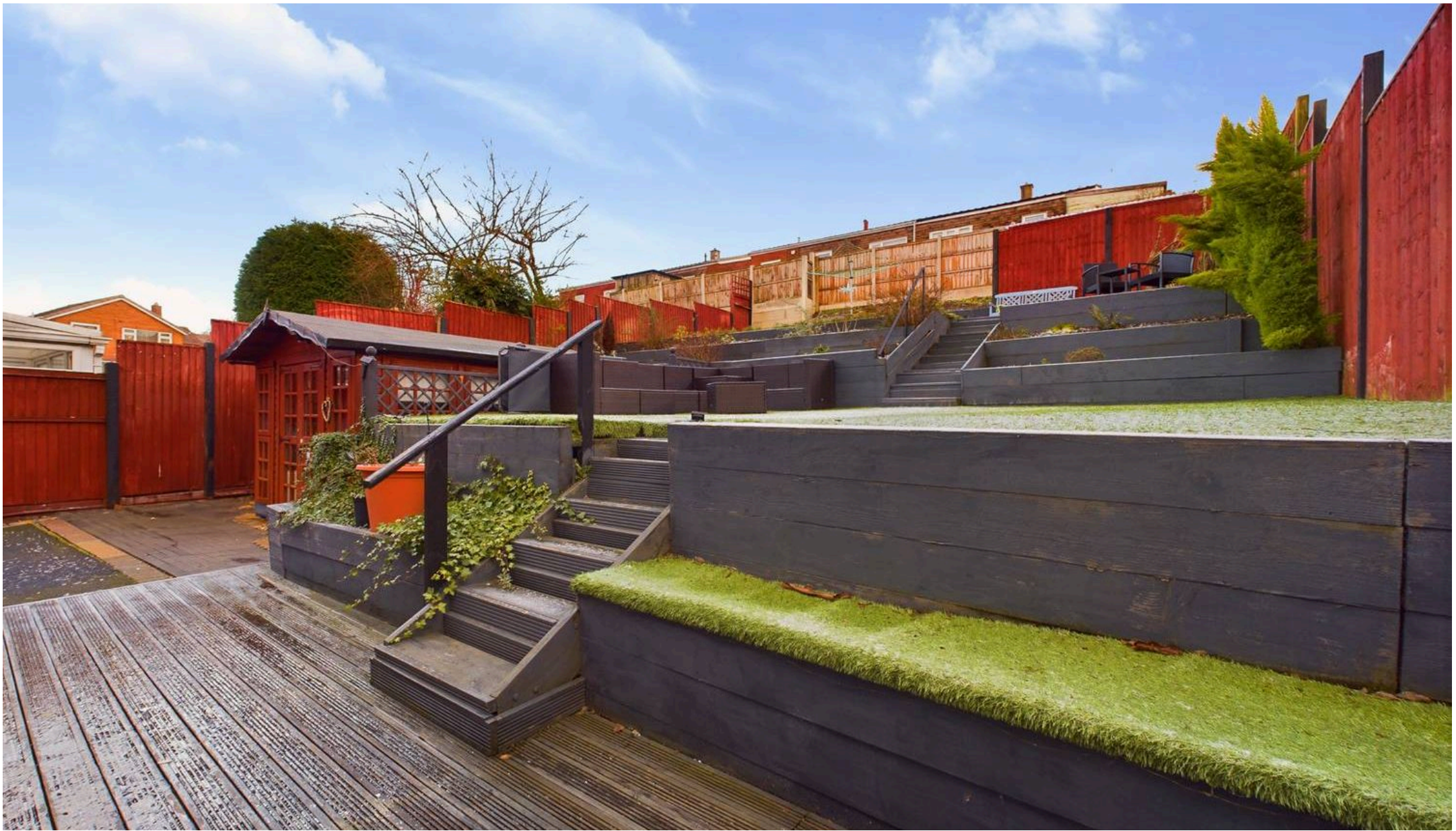
630.34 ft²

(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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