



24 Sunninghill Rise, Arnold - NG5 8ES

Guide Price £350,000



24 Sunninghill Rise

Arnold, Nottingham

Well-presented and extended 5 bedroom detached home with contemporary interiors, an open-plan layout and multi-vehicle parking. Close to schools and amenities - ideal for families and professionals!

Council Tax band: D

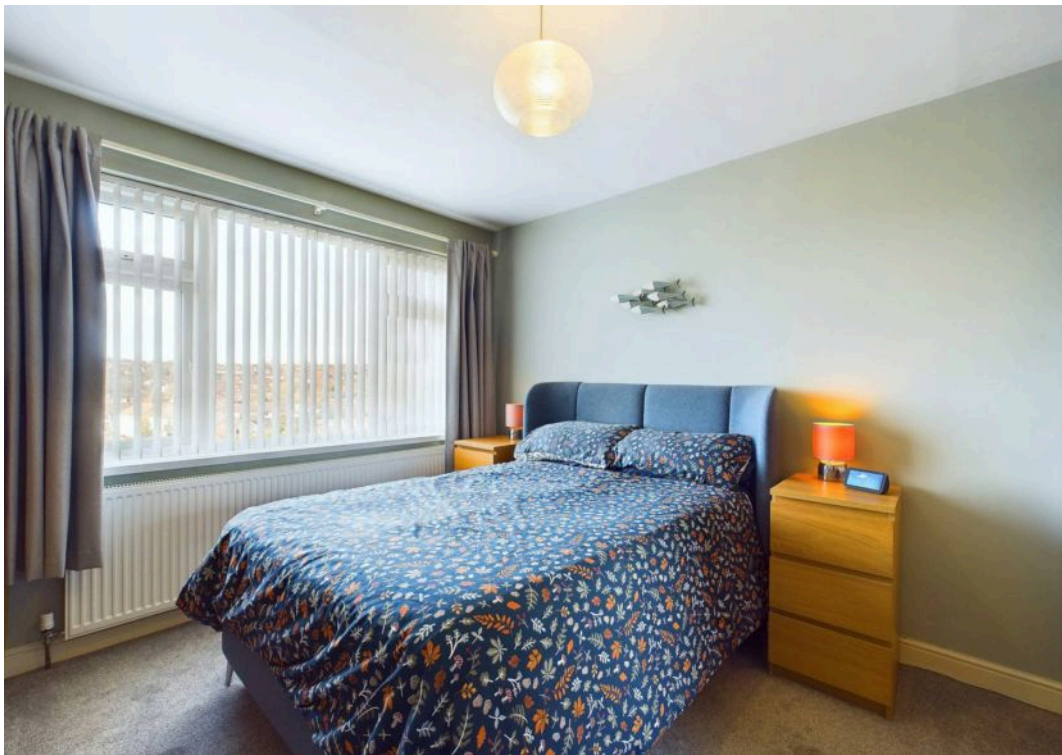
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Extended detached family home
- Within easy reach of both Arnold and Mapperley's nearby amenities, schools and transport links
- Stylish decor and contemporary interiors throughout
- Welcoming lounge featuring a contemporary fire
- Interconnecting doors between the lounge and kitchen creating a seamless flow for modern living
- Stylish open-plan dining kitchen featuring sleek high-gloss units, integrated appliances and a breakfast bar
- Five versatile bedrooms
- Luxurious family bathroom plus a separate adjoining shower room
- Lawned rear garden with raised decked terrace area and impressive views of surrounding area
- Block paved driveway with ample parking for multiple vehicles







Floor 0



Floor 1

Approximate total area⁽¹⁾

109.97 m²

1183.73 ft²

Balconies and terraces

12.6 m²

135.63 ft²

Reduced headroom

0.17 m²

1.85 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



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