



8 Byrne Court, Arnold – NG5 6RN

Guide Price £450,000

DavidJames
the estate agent



8 Byrne Court

Arnold, Nottingham

Impressive detached family home close to Mapperley and Arnold's amenities and offering open plan living spaces, modern features throughout and a generous plot with multi-vehicle parking. A must view!

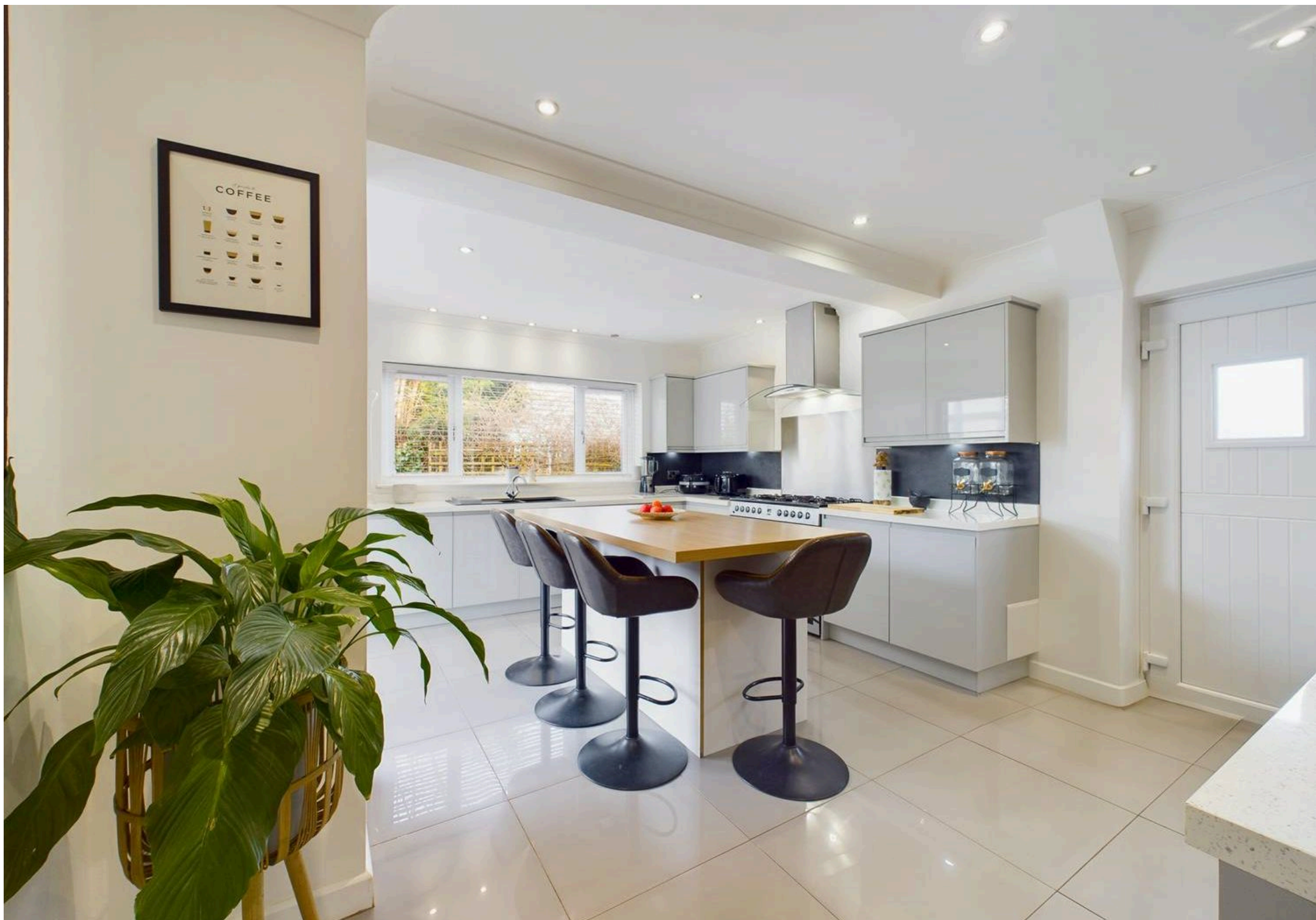
Council Tax band: E

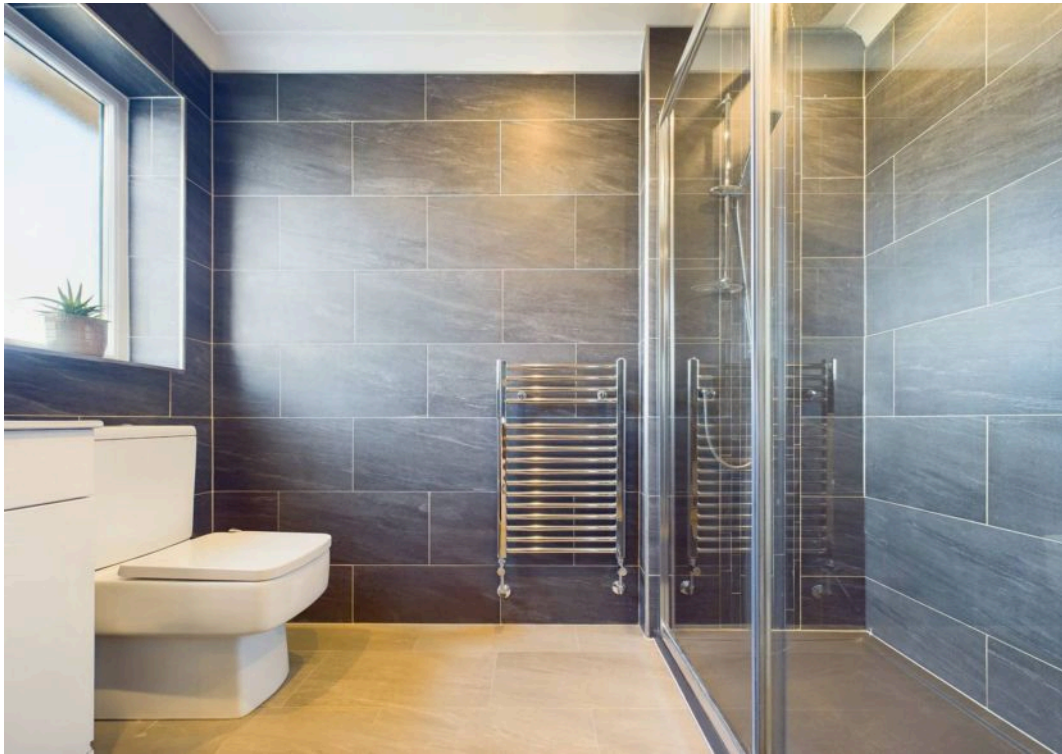
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Beautifully-presented detached family home on a generous plot
- End of cul-de-sac location close to both Mapperley and Arnold's amenities, schools and transport links
- Stylish lounge/dining room with a feature solid-fuel burner and an adjoining versatile conservatory
- Sleek and modern dining kitchen with integrated appliances and a feature island
- Additional and versatile ground floor sitting room/home office
- Three double bedrooms (main bedroom with a dressing area and en-suite)
- First floor family bathroom and an additional downstairs cloakroom/WC for convenience
- Fantastic large studio outbuilding (current games room) with an adjoining WC
- South-westerly facing enclosed garden with a feature large patio seating area and lawn
- Expansive double detached garage and driveway for multiple vehicles







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

205.99 m²

2217.24 ft²

Reduced headroom

0.87 m²

9.41 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • arnold@david-james.com • www.david-james.com

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