



## 2 Church Drive East, Daybrook – NG5 6JG

Guide Price £250,000 – £270,000

DavidJames  
the estate agent





## 2 Church Drive East

Daybrook, Nottingham

Superb 3-bed end-of-terrace home with Arnold's amenities on the doorstep and granted planning permissions! Modern upgrades, excellent transport links and ideally positioned for commuters. A must-view!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: F

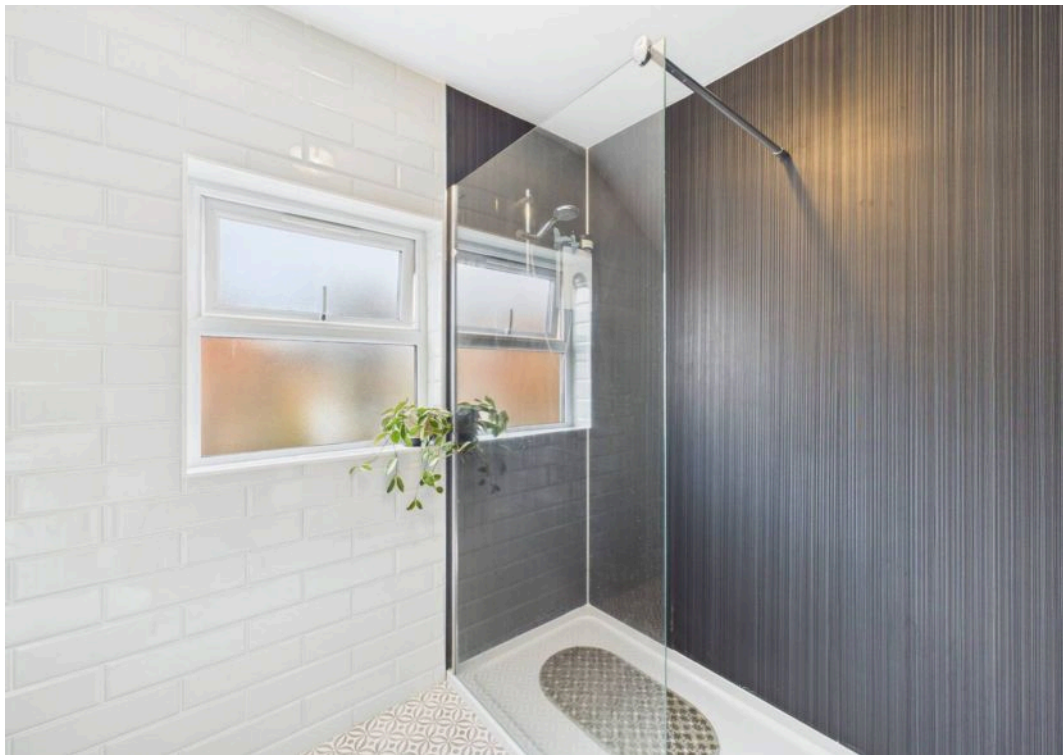
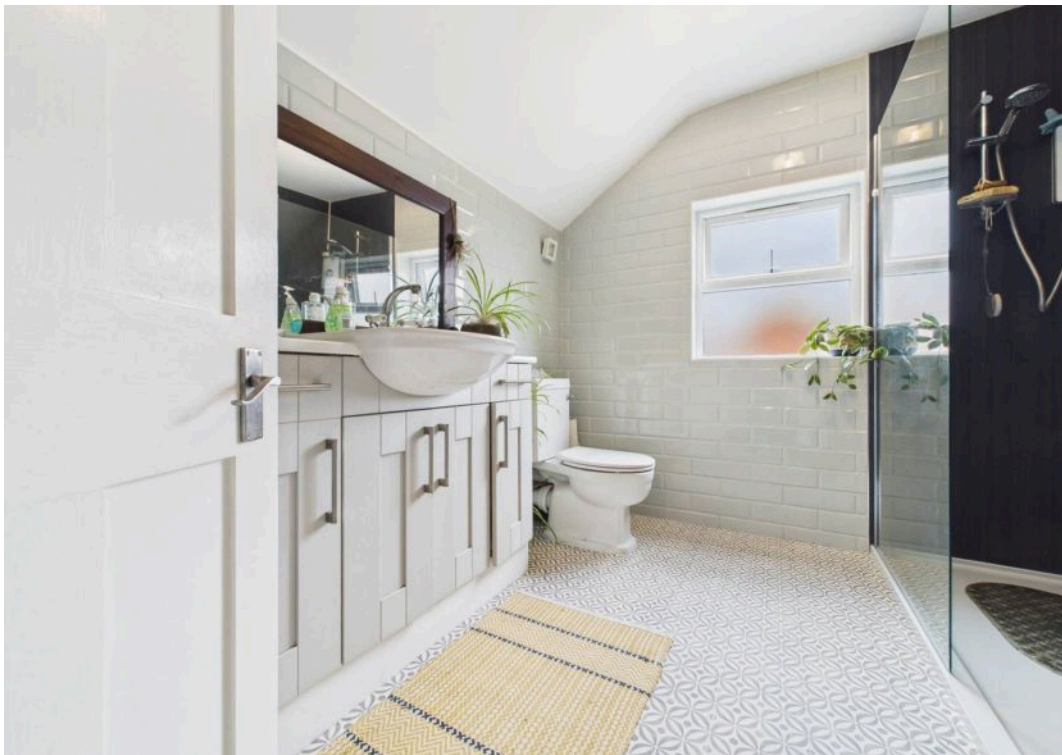
EPC Environmental Impact Rating: G

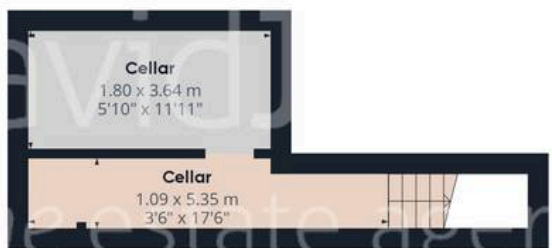
- Well-presented period home set across three-storeys
- Arnold's excellent amenities, supermarkets and frequent bus services on the doorstep
- Simple commuting to Nottingham City Centre and Mansfield via the nearby A60
- Spacious open-plan lounge/dining room with a feature stove burner and fitted shutters
- Fitted modern kitchen with integrated cooking appliances
- Three well-proportioned double bedrooms
- Stylish family shower room featuring a white suite and large walk-in enclosure
- Planning permission granted for a single-storey kitchen extension, solar panels and a top floor en-suite
- Private garden with an initial courtyard offering a low-maintenance and sunny retreat
- Community-led wildlife mural, part of a UK-wide art series, adding unique character











Floor -1



Floor 0



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**  
110.19 m<sup>2</sup>  
1186.07 ft<sup>2</sup>

**Reduced headroom**  
5.2 m<sup>2</sup>  
55.95 ft<sup>2</sup>

(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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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.