



34 Baker Avenue, Arnold – NG5 8FU

Guide Price **£260,000**



34 Baker Avenue

Arnold, Nottingham

Ideal for those seeking single-storey living, this detached bungalow offers a bright lounge, modern kitchen, 3 beds and bathroom alongside a superb garden, solar panel system and drive with garage!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Detached bungalow
- Ideal for those seeking the benefits of single-storey living
- Close to Arnold's excellent amenities, bars and restaurants as well as frequent bus services
- Bright and spacious lounge with a feature fire and French doors
- Modern kitchen with integrated cooking appliances and a separate pantry
- Three bedrooms (including two double bedrooms)
- Well-appointed bathroom including roll top bath and a separate WC
- Private landscaped rear garden featuring multi-level decking, lawn and enclosed boundaries
- 5kW solar panel system
- Generous driveway, EV charger and useful garage/store







Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

76.93 m²

828.07 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.

GIRAFFE360



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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