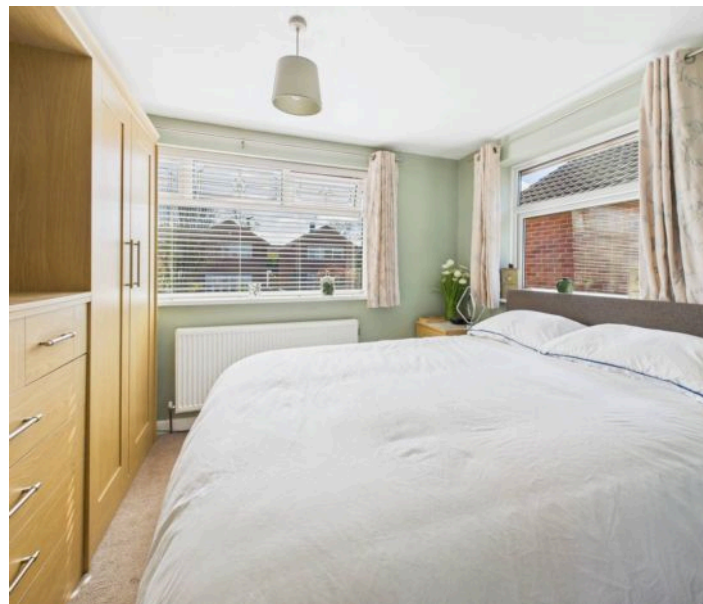
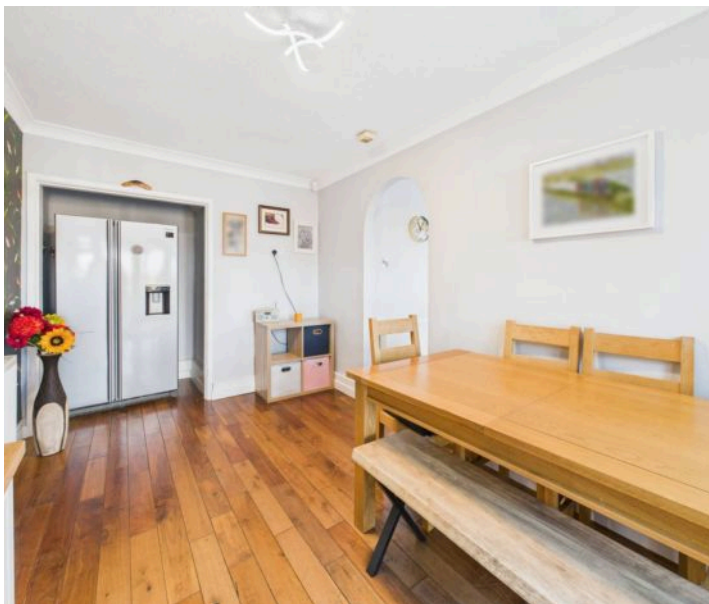




37 Stiles Road, Arnold – NG5 6RE

Guide Price **£325,000 – £350,000**

DavidJames
the estate agent



37 Stiles Road

Arnold, Nottingham

Stylish detached family home with 3 bedrooms, sleek kitchen, elegant dining room, conservatory, modern bathroom, and landscaped garden with views across the local area. Ample block paved driveway and garage.

Council Tax band: C

Tenure: Freehold

- Stylishly presented detached family home
- Three bedrooms, bedroom one with fitted wardrobes
- Spacious lounge with laminate flooring and windows to two elevations including a large bow window to the front elevation
- Stylish kitchen with dark grey handleless units, quartz worktops and integrated dishwasher, washing machine and wine cooler as well as a Rangemaster cooker
- Dining room with timber flooring
- UPVC double glazed conservatory with clear glazed roof, tiled flooring and French doors to the rear garden
- Stunning fully tiled bathroom/Wc with freestanding bath and separate shower cubicle with mains pressure shower
- Combination gas central heating, UPVC double glazing, alarm system, CCTV
- Block paved driveway provides ample off road parking, garage situated to the rear garden with pedestrian access door







Floor 0 Building 1

Approximate total area⁽¹⁾

102.27 m²

1100.84 ft²



Floor 1 Building 1

(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



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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.