



1 Houldsworth Rise, Arnold – NG5 8HZ

Guide Price £335,000

DavidJames
the estate agent



1 Houldsworth Rise

Arnold, Nottingham

Well presented 4 bed detached family home offered with no chain, close to Arnold's amenities and schools! 2 reception rooms, modern kitchen and a beautiful established garden plus a drive and garage!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

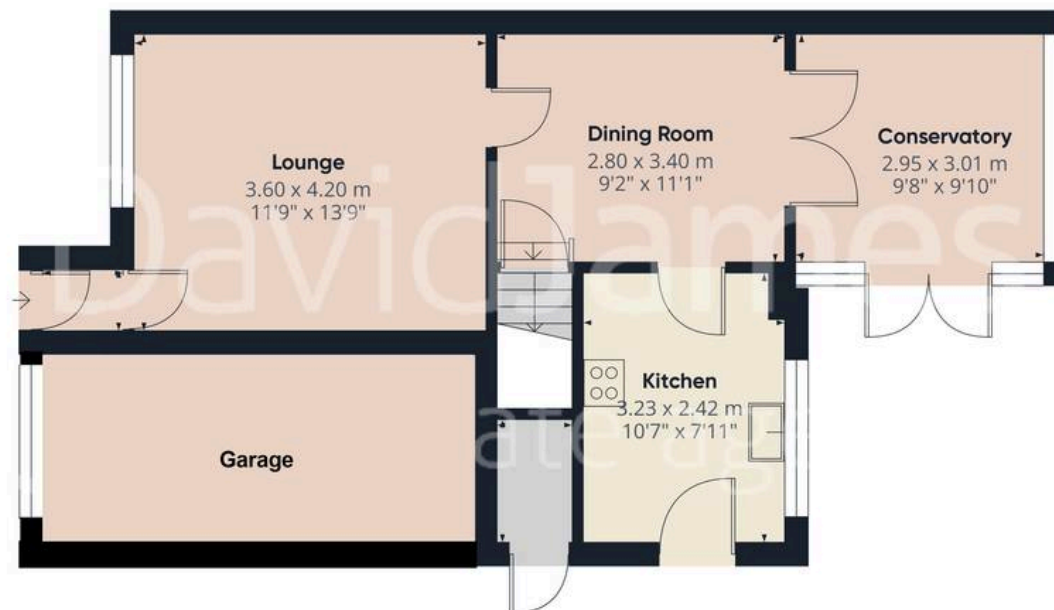
EPC Environmental Impact Rating:

- Detached family home offered with no upward chain
- Within easy reach of Arnold's nearby amenities, popular schools and frequent bus services
- Spacious lounge with a feature gas fire
- Separate versatile dining room with French doors
- Bright conservatory with garden access
- Contemporary kitchen with a range of integrated appliances
- Four bedrooms (including three double bedrooms)
- First floor family bathroom with a three-piece white suite
- Established and well-maintained rear garden with patio, lawn and mature planting
- Generous driveway and garage provide off-street parking









Floor 0



Floor 1

Approximate total area⁽¹⁾

90.2 m²

970 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 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.

GIRAFFE360



David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

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

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.