



9 Roche Close, Arnold – NG5 6RY

Guide Price £350,000–£375,000

DavidJames
the estate agent



9 Roche Close

Arnold, Nottingham

GUIDE PRICE £350,000 – £375,000 Spacious extended semi-detached home positioned between Mapperley and Arnold. Three good-sized reception rooms and kitchen/family room, four bedrooms, two bathrooms and low maintenance rear garden.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

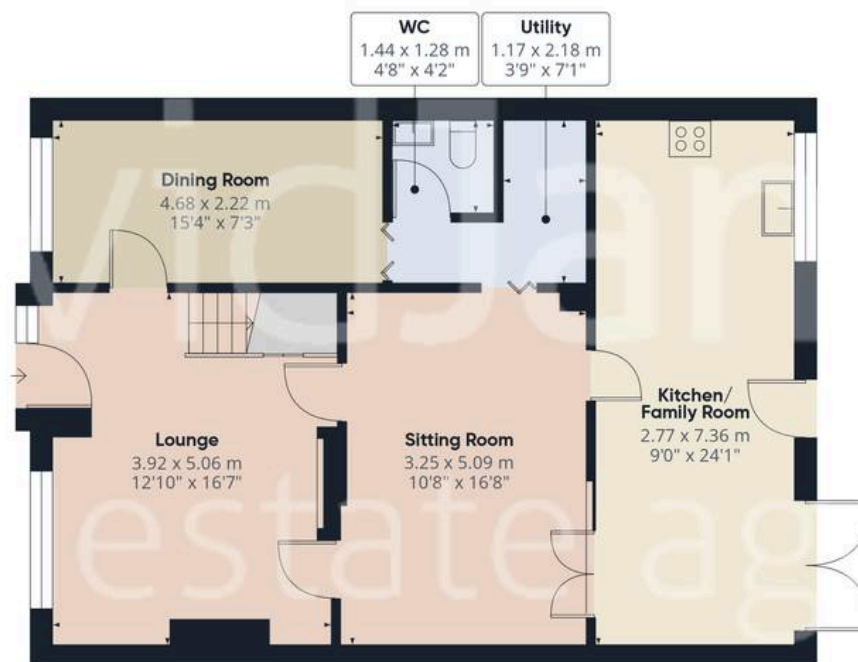
EPC Environmental Impact Rating:

- Spacious and extended semi-detached home located in a quiet cul-de-sac
- Ideally positioned for access to both Mapperley and Arnold's nearby amenities, schools and transport links
- Offered to the market with no upward chain
- Three good-sized reception rooms (lounge, versatile sitting room and separate dining room)
- Stylish kitchen/family room with shaker style kitchen units and feature French doors overlooking the rear garden
- Separate utility and downstairs WC for added convenience
- Four bedrooms (main bedroom with dressing area and second bedroom with en-suite)
- Modern Jack and Jill family bathroom with walk-in shower and double-ended bath
- Enclosed SE-facing rear garden with patio area, covered seating area and artificial lawn
- Double-width driveway to the front









Floor 0

Approximate total area⁽¹⁾

143.2 m²

1542 ft²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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