



173 Gedling Road, Arnold – NG5 6NX

Guide Price **£450,000**

DavidJames
the estate agent



173 Gedling Road

Arnold, Nottingham

Spacious 4 bed detached house with no chain, close to Arnold's amenities and popular schools! 2 reception rooms, large kitchen, 2 en-suites, family bathroom and good-sized garden plus ample parking!

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Well-presented spacious detached family home with no onward chain
- Excellent location close to Arnold's shops, supermarkets, schools and frequent bus services
- Perfect for families with neutral décor throughout and a flexible layout
- Spacious entrance hallway with tiled floor and galleried landing
- Two reception rooms (generously sized lounge and separate versatile dining/family room)
- Well-equipped breakfast kitchen with a breakfast bar seating area and access to the conservatory
- Four good-sized double bedrooms (main bedroom and third bedroom with built-in wardrobes)
- Two en-suite shower rooms and modern white family bathroom with feature Jacuzzi-style bath
- Private large rear garden with a well-maintained lawn and decked patio seating area







Floor 0



Floor 1

Approximate total area⁽¹⁾

160.2 m²

1726 ft²

Reduced headroom

3.7 m²

40 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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

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.