

173 Gedling Road, Arnold - NG5 6NX Guide Price £450,000









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!

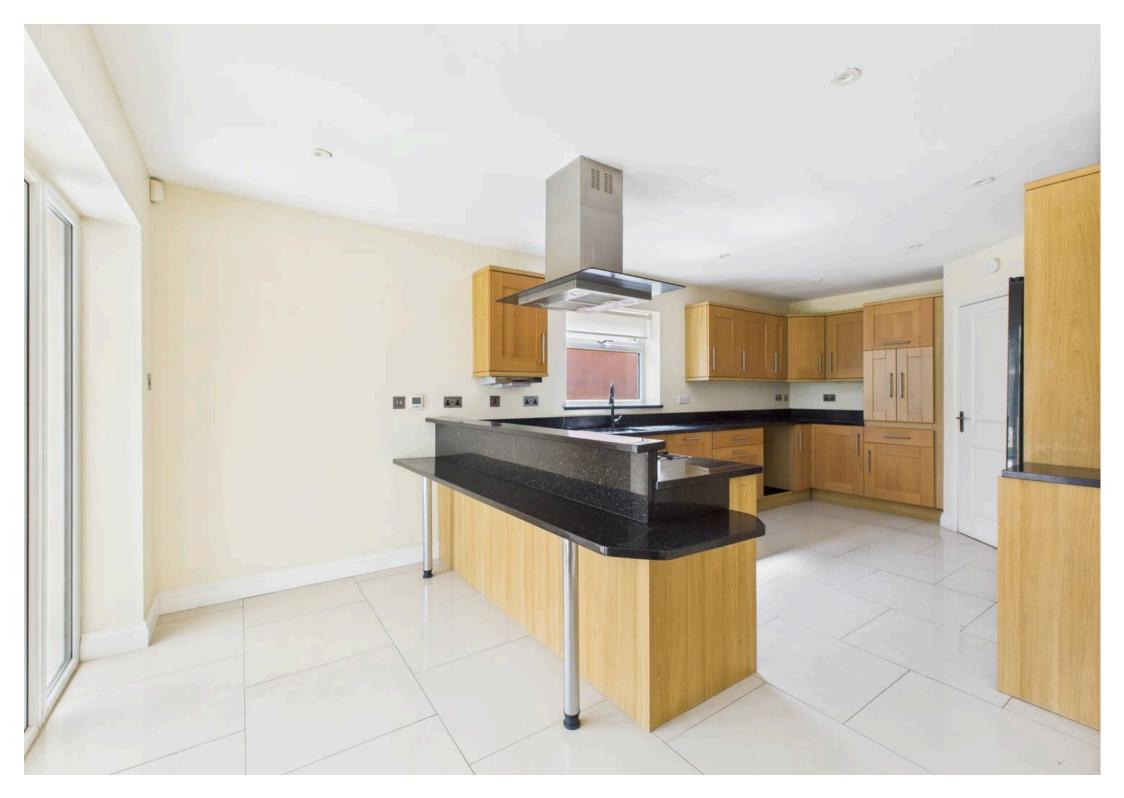
Council Tax band: E

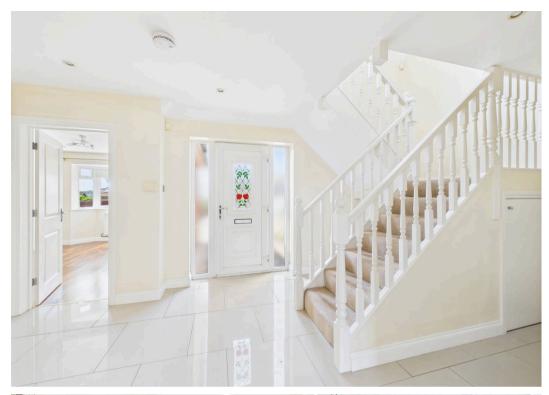
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

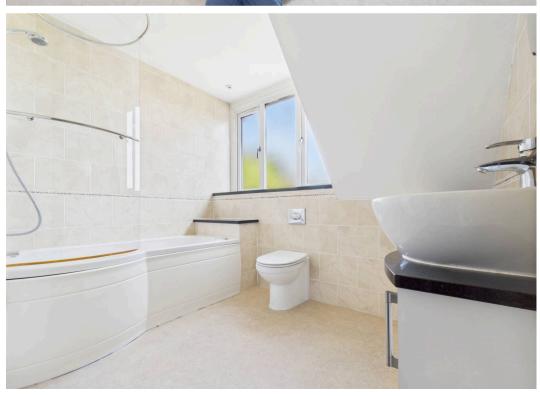
- Well-presented spacious detached family home with no onward chain
- Excellent location close to Arnold's shops, supermarkets, schools and frequent bus services
- Perfect for families with neutral décor throughout and a flexible layout
- Spacious entrance hallway with tiled floor and galleried landing
- 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 wellmaintained lawn and decked patio seating area













Floor 0



Floor 1

DavidJames the estate agent

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



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