



42 Sidlaw Rise, Arnold – NG5 9PU

Guide Price **£350,000**

DavidJames
the estate agent



42 Sidlaw Rise

Arnold, Nottingham

Immaculately presented & extended 4 bed detached home close to shops, schools, bus links & Bestwood Country Park. 2 reception rooms, conservatory, en-suite WC, main bathroom & west-facing rear garden.

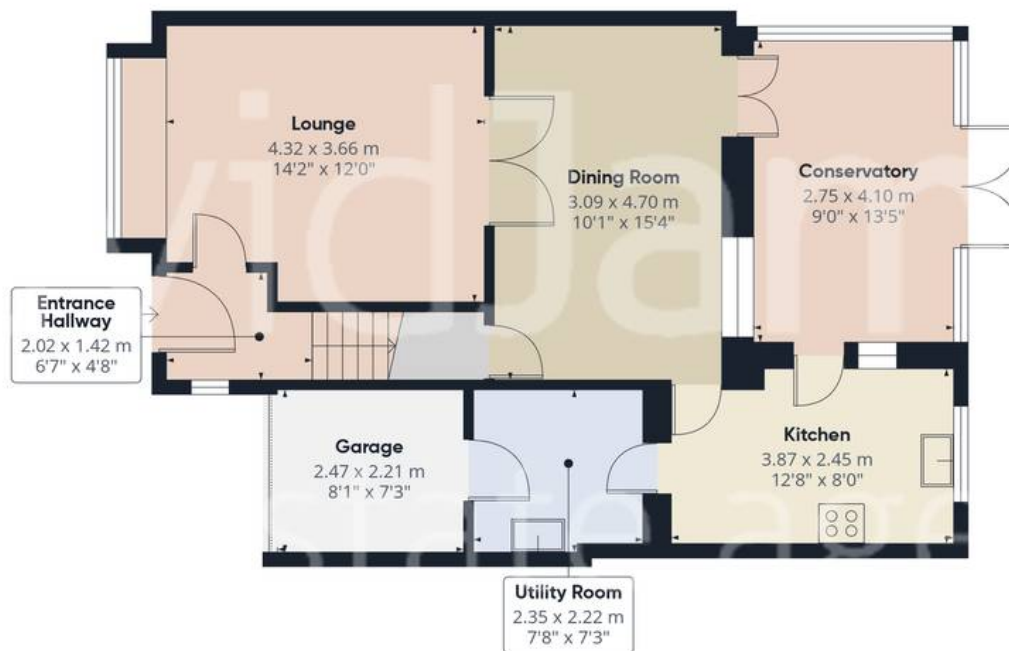
Council Tax band: C

Tenure: Freehold

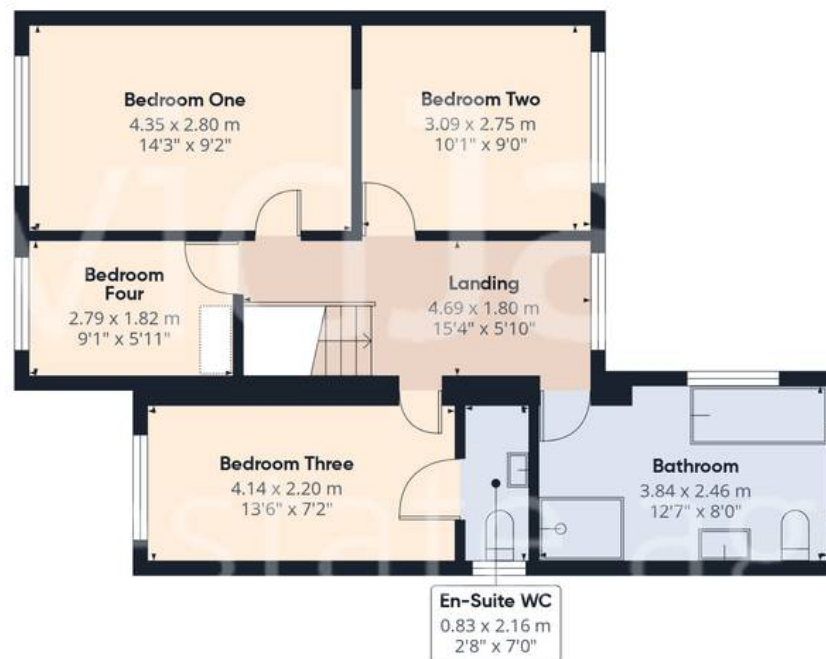
- Immaculately presented and extended detached family home on a quiet cul-de-sac
- Popular location close to local amenities, schools, transport links and Bestwood Country Park
- Bright and airy lounge with feature electric fireplace, bay window and double doors through to the dining room
- Stylish shaker style kitchen with base and wall units with integrated cooking appliances
- Separate dining-room with French doors and useful understairs storage cupboard
- Spacious and light-filled conservatory with feature French doors overlooking the beautiful rear garden
- Four bedrooms (three bright and spacious double bedrooms, third bedroom with a two-piece en-suite)
- Stunning four-piece bathroom suite with feature freestanding bath and separate shower enclosure
- Integral garage (with an area presently being used as a utility) and driveway providing off-street parking
- Beautiful west-facing rear garden with lawn, established planting and paved patio area







Floor 0



Floor 1

Approximate total area⁽¹⁾

119.5 m²

1286 ft²

(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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