



33 Tyburn Close, Arnold – NG5 9PL

Guide Price **£250,000**

DavidJames
the estate agent



33 Tyburn Close

Arnold, Nottingham

Detached family home tucked away in cul-de-sac with easy access to local schools & Bestwood Country Park! 2 reception rooms, kitchen, 3 beds & bathroom plus a generous garden & multi-car parking!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Detached family home
- Tucked away in the corner of a cul-de-sac just a short walk from popular schools, local amenities and frequent bus services
- Initial entrance hall with useful storage and a convenient downstairs WC
- Bright lounge with a feature gas fire
- Separate dining room with an adjoining versatile conservatory
- Fitted kitchen with integrated cooking appliances plus a fridge and freezer
- Three first floor bedrooms (main bedroom with fitted sliding door wardrobes)
- Family bathroom with a three-piece white suite plus an electric over-bath shower
- Generous, southerly-facing and private garden with an initial patio seating area
- Multi-vehicle driveway leading to a useful garage with power and lighting

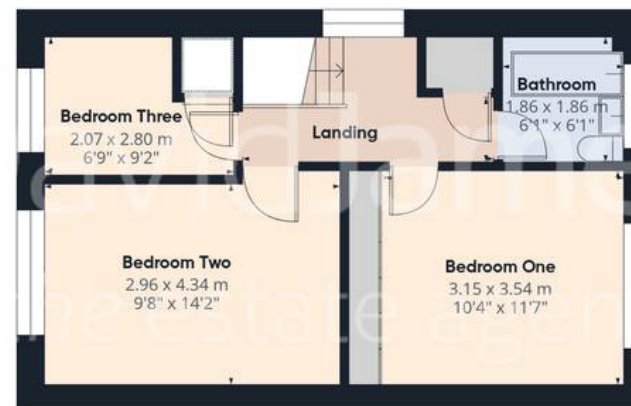








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

102 m²

1098 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.

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