



42 Stuart Close, Arnold – NG5 8AE

Guide Price **£350,000**

DavidJames
the estate agent



42 Stuart Close

Arnold, Nottingham

Detached 3 bed family home at the end of a cul-de-sac within easy reach of Arnold & Mapperley's amenities! 2 reception rooms, en-suite plus shower room, private garden plus a drive, carport & garage!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Detached family home
- Tucked away at the end of a cul-de-sac
- Conveniently positioned for access to both Arnold and Mapperley's amenities, schools and transport links
- Bright and spacious lounge with a feature electric fire
- Fitted kitchen with a range of integrated appliances, in-built dining area and underfloor heating
- Separate versatile dining/sitting room with sliding patio doors
- Three bedrooms (main room with an en-suite shower room, fitted wardrobes and a dressing area)
- Main family shower room with a three-piece suite
- Superb established garden with patio seating space, lawn and mature planting
- Driveway, carport and garage provide convenient off-street parking







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

110.3 m²

1186 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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