



26b Calverton Road, Arnold – NG5 8FH

Guide Price **£280,000**

DavidJames
the estate agent



26b Calverton Road

Arnold, Nottingham

Beautifully presented 3 bedroom semi-detached family home in walking distance of Arnold's amenities, schools & bus links with a stunning dining/kitchen, southerly-facing rear garden and large garage!

Council Tax band: A

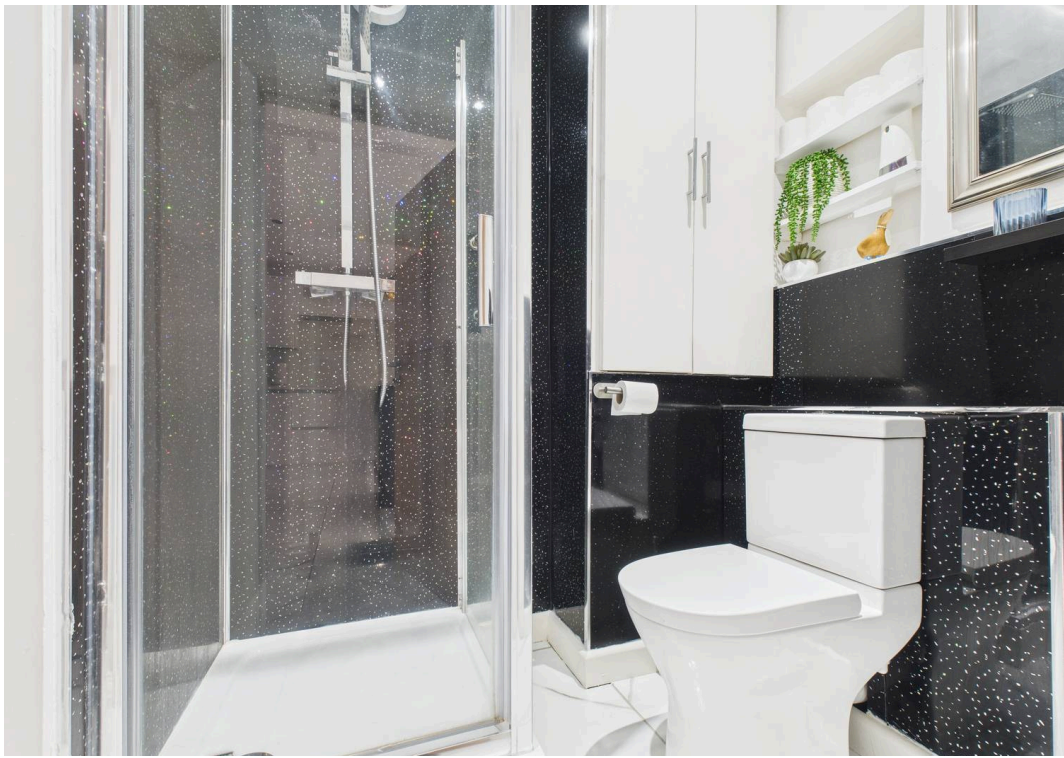
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Beautifully presented three-bedroom semi-detached family home
- Walking distance of Arnold's amenities, schools and frequent transport links
- Cosy lounge with log burner stove and tiled hearth
- Beautiful dining kitchen with views overlooking the rear patio and garden via bi-fold doors
- Stylish kitchen with central island and a range of integrated cooking appliances
- Practical separate utility room with space for freestanding appliances
- Useful downstairs shower room with mains dual-head shower and tiled flooring
- Three double bedrooms (main bedroom with storage cupboard, third bedroom with sliding door storage)
- Modern three-piece bathroom suite with electric shower
- Southerly-facing rear garden with good-sized paved patio, lawn and large garage







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

83.6 m²

899 ft²

Reduced headroom

0.5 m²

6 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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