

Arnold, Nottingham NG5 8GN

Guide Price £440,000 Freehold

0115 648 5485



/robertellisestateagent



@robertellisea



The Bologna is a beautiful, contemporary four bedroom home, designed with family life and socialising in mind. Its spacious entrance hall leads off to a large kitchen and dining area, with a breakfast bar and French doors leading onto the garden, bringing the outside in. Its open plan design means you can cook in the kitchen whilst keeping an eye on the kids, talking to guests or helping with tricky homework.

There's also a separate utility room and cloakroom. Across the hall, you'll find the large lounge. It's size means you can divide the space into zones, whether that's for watching TV, curling up with a good book, or a spot to work, play or study.

The feeling of calm and comfort continues upstairs, where there are four bedrooms and a family bathroom, giving space for everyone but making sure family members are close at hand if needed. A spare room could be used to welcome overnight guests, or turned into a playroom or office, and the master bedroom with ensuite shower room offers a private space to relax after busy, fun-filled days.



Kitchen/Dining

11'0" x 20'4" approx (3.356 x 6.198 approx)

Lounge

10'4" x 20'4" approx (3.169 x 6.198 approx)

Utility

6'2" x 3'1" approx (1.885 x 0.963 approx)

Cloakroom

6'1" x 3'1" approx (1.857 x 0.948 approx)

Master Bedroom

11'1" x 11'9" approx (3.390 x 3.599 approx)

En-Suite

6'1" x 7'2" approx (1.856 x 2.208 approx)

Bedroom Two

9'10" x 11'1" approx (3.018 x 3.390 approx)

Bedroom Three

8'10" x 9'2" approx (2.715 x 2.813 approx)

Study

8'10" x 9'2" approx (2.709 x 2.802 approx)

Bathroom

5'9" x 7'8" approx (1.76 x 2.354 approx)

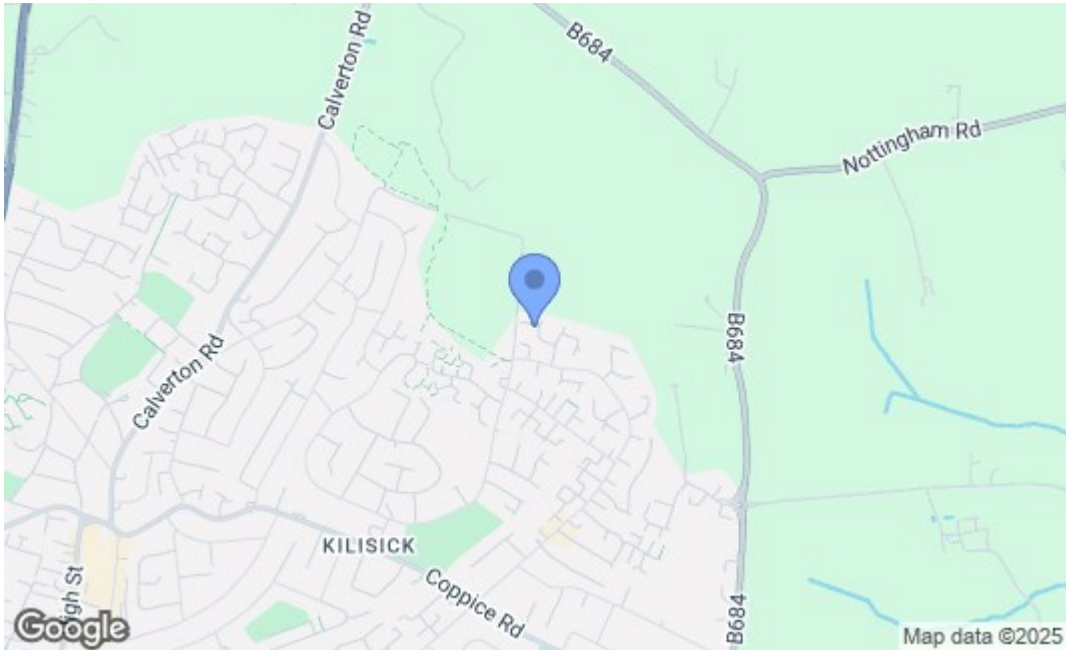
ABOUT GRACE

Situated just north of Nottingham city centre, Arnold is a thriving and well-connected town that seamlessly blends modern convenience with countryside charm. With excellent amenities and fantastic green spaces, it's no wonder Arnold is such a desirable place to live.

ABOUT STRATA

Our homes provide the backdrop to our lives. Whether working or playing, eating or sleeping, alone or in company, home is the place we are most ourselves. Our designs are inspired by the Scandinavian approach, blending functionality, simplicity, and carefully selected materials to create spaces that enhance wellbeing and give a sense of calm and belonging. The Strata team is proud of every single home it builds, but more than this, we are driven by being part of helping our customers create the lives they really want.





Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.