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**DavidJames**  
the estate agent

**Birchfield Road, Arnold, Nottingham, NG5 8BL**

**£1,200 Per Calendar Month**



# About This Property

An immaculately presented and extended three-bedroom semi-detached home offering stylish and spacious living ideal for families or professionals. Upon entry, the welcoming entrance hall leads to a modern cloakroom/WC and two generous reception rooms, including a bright and airy lounge/dining space enhanced by a striking skylight window. The heart of the home is the stunning kitchen/diner, complete with ample storage units, cooker, and extractor fan, whilst a separate utility room adds further convenience. Upstairs, the property boasts three well-proportioned bedrooms, including two spacious doubles, and a modern bathroom/WC fitted with a white suite and rainfall shower. Outside, the beautifully maintained rear garden offers a well-kept lawn, a generous patio area for outdoor dining, and multiple storage solutions. A large driveway to the front provides off-street parking for several vehicles. Situated close to excellent amenities and well-connected by frequent public transport links, this home is not to be missed!

## TENANCY DETAILS

Available From: NOW

Tenancy Term: 12 months

Furnishing: Unfurnished

EPC Rating: B

Council Band: B

Pets: Not permitted

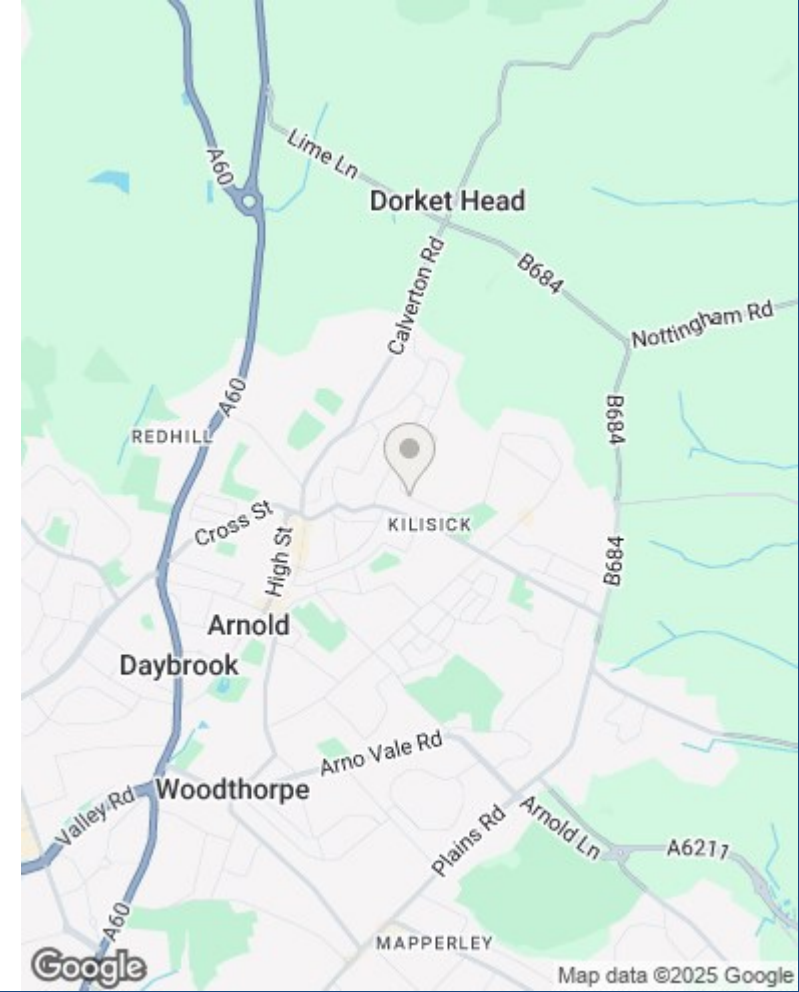
- Immaculately presented extended semi-detached house
- Three bedrooms (including two double bedrooms)
- Entrance hall with cloakroom/WC
- Two reception rooms including a spacious lounge/dining room with skylight window
- Kitchen/diner with ample units, cooker & extractor fan, separate utility room
- Bathroom/WC with white suite & rainfall shower
- UPVC double glazing, gas central heating
- Beautifully maintained rear garden
- Driveway provides off-street parking for multiple vehicles
- Ample amenities and frequent transport links close by











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**Council Tax Band: B**  
**Gedling Borough Council**

**DavidJames**  
*the estate agent*

David James Estate Agents  
45b Plains Road, Mapperley, Nottingham, NG3 5JU  
t: 0115 962 4213 e: [lettings@david-james.com](mailto:lettings@david-james.com)

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