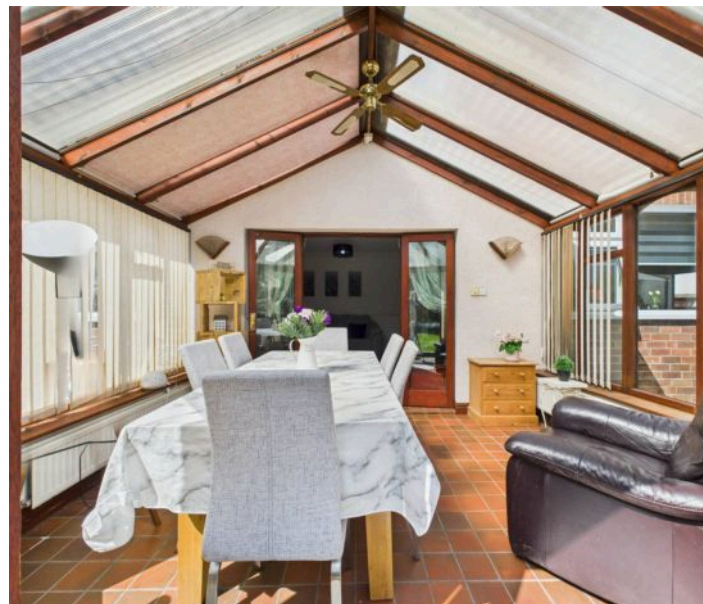




16 Arno Vale Road, Woodthorpe – NG5 4JJ

Guide Price **£460,000**



16 Arno Vale Road

Woodthorpe, Nottingham

4 double bed detached home in the highly desirable Woodthorpe! 2 reception rooms plus a conservatory, modern kitchen, bathroom and a southerly-facing garden plus multi-vehicle parking with a garage!

Council Tax band: E

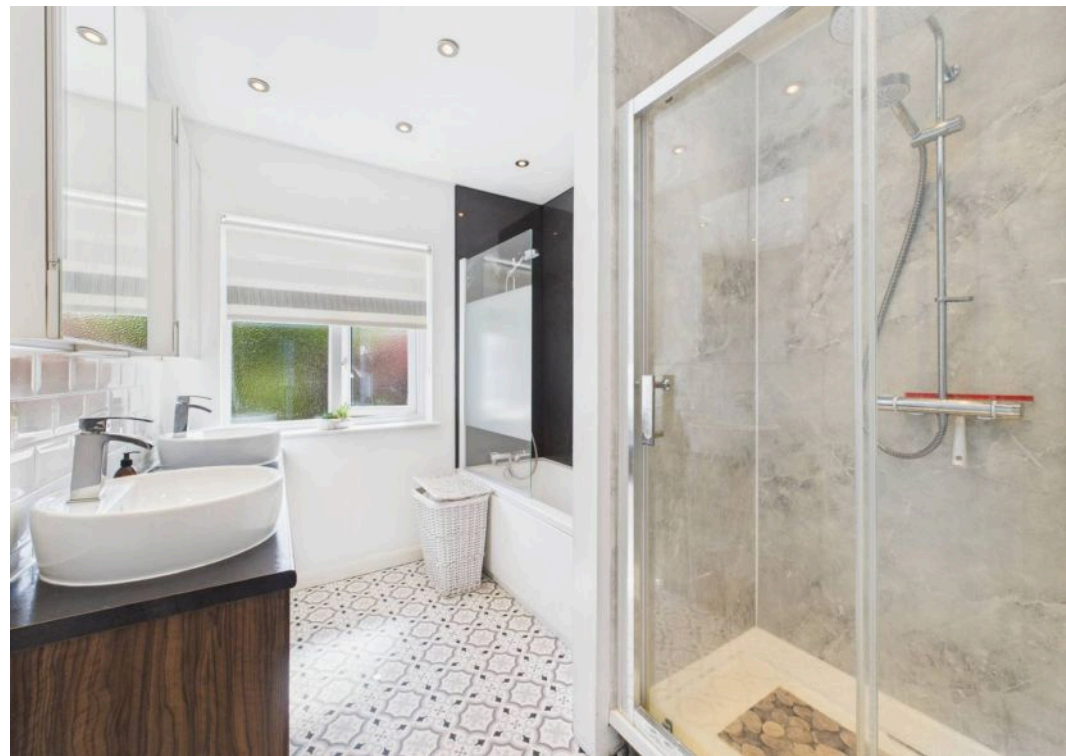
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Detached family home with versatile living spaces & no upward chain
- Within easy reach of Mapperley and Arnold's amenities, popular schools and frequent bus services
- Bright and spacious lounge with a wood-burning stove and an adjoining conservatory
- Separate ground floor sitting room with a feature bay window
- Superb kitchen with a range of integrated appliances and breakfast bar area
- Four well-proportioned double bedrooms
- Contemporary bathroom with twin sinks, a bath and separate twin-head shower enclosure
- Both first and ground floor WC's for added convenience
- Mature, landscaped and southerly-facing rear garden with patio, lawn and seating areas
- Generous driveway for multiple cars leading to a useful garage







Floor 0

Approximate total area⁽¹⁾

132.8 m²

1430 ft²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.