



43 Arno Vale Road, Woodthorpe – NG5 4JG

Guide Price **£475,000**

DavidJames
the estate agent



43 Arno Vale Road

Woodthorpe, Nottingham

Generously sized five bedroom detached family home, situated in the sought-after area of Woodthorpe with extensive accommodation, good-sized westerly-facing rear garden with two driveways and garage!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Generously sized detached family home in the sought after area of Woodthorpe
- Great location with the local amenities, shops, supermarkets, schools and bus links close by
- Welcoming and spacious entrance hallway with downstairs wet room and WC for added convenience
- Spacious lounge/dining room with feature fireplace
- Two additional reception rooms (currently being used as a sitting room and family room)
- Well-equipped kitchen with wood-effect units
- Five double bedrooms and loft space with potential for conversion (subject to permissions)
- Good-sized three-piece family bathroom suite with jacuzzi bath and electric shower over the bath
- Westerly-facing rear garden with patio, lawn, secure gated driveway providing off-street parking and detached garage
- Good-sized block paved driveway to the front with off-street parking for two vehicles

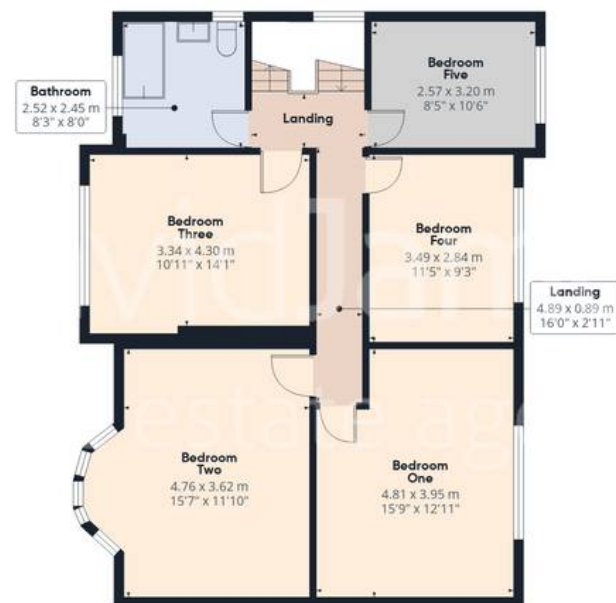








Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

197.3 m²

2124 ft²

Reduced headroom

23 m²

248 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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