



22 Newton Close, Arnold – NG5 6RT

Guide Price **£240,000**

DavidJames
the estate agent



22 Newton Close

Arnold, Nottingham

Refurbished 3-bed semi in cul-de-sac. Contemporary decor, upgraded kitchen & bath, bright living space, new flooring & doors. Driveway, enclosed garden. Close to schools, amenities & transport links.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

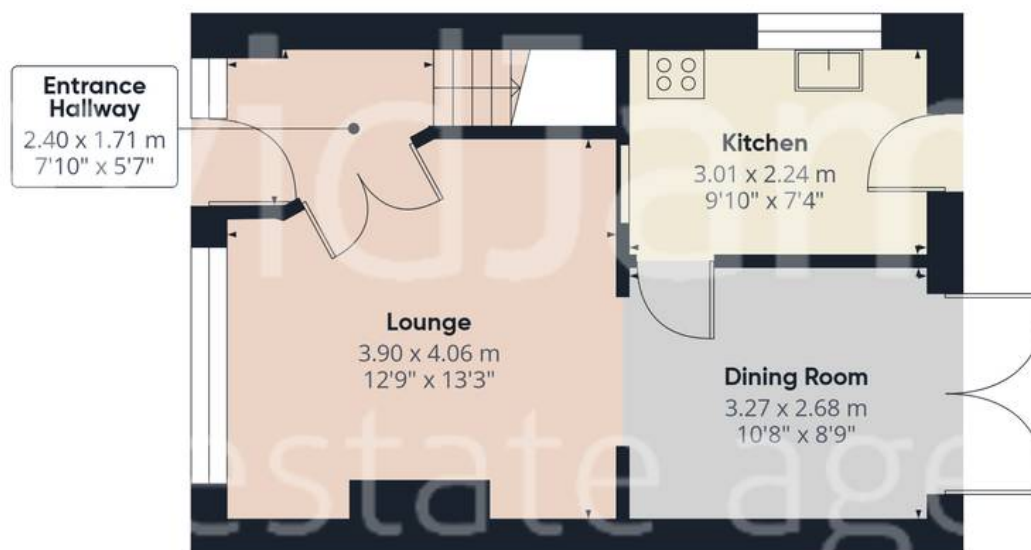
EPC Environmental Impact Rating: D

- Modern, refurbished three-bedroom semi-detached home on a peaceful cul-de-sac
- Offered with no upward chain
- Spacious open-plan lounge and dining area with French doors that open onto the private rear garden
- Stylish refitted kitchen
- Three well-presented and neutrally decorated bedrooms
- Contemporary bathroom with matte black rainfall shower and vanity unit, attractive decorative tiled flooring and heated towel radiator
- Front driveway and enclosed rear garden with decked patio leading to lawn
- Extensive upgrades throughout
- Convenient location for schools, amenities, and transport links – ideal for families or first-time buyers









Floor 0



Floor 1

Approximate total area⁽¹⁾

68.9 m²

742 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • arnold@david-james.com • www.david-james.com

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.