



28 Mowbray Rise, Arnold – NG5 8DW

Guide Price **£300,000 – £325,000**





28 Mowbray Rise

Arnold, Nottingham

GUIDE PRICE £300,000- £325,000 Stylish 3-bed home with contemporary interiors and a great location! Open-plan kitchen/dining area, spacious lounge, modern bathroom, garden, garage and driveway!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

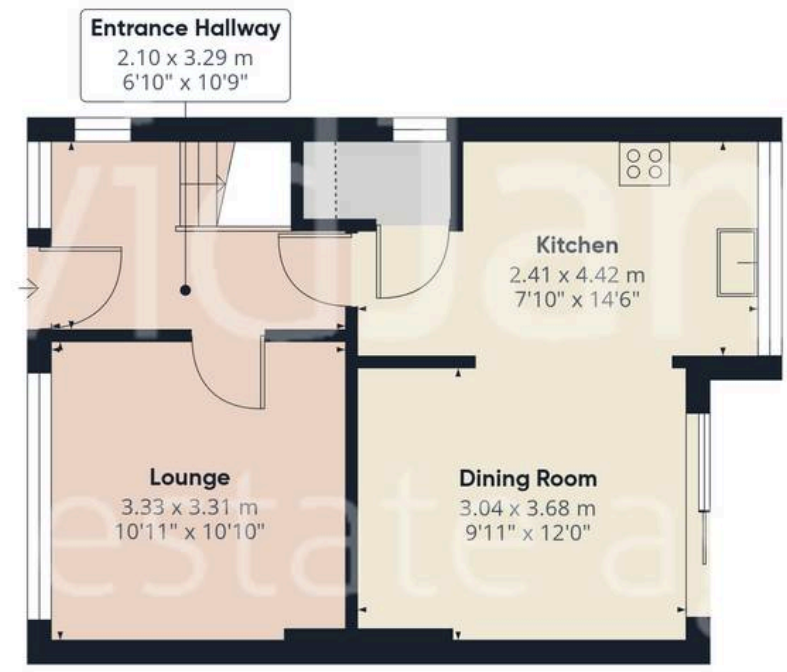
EPC Environmental Impact Rating: E

- Stylish detached home in a cul-de-sac location
- Significantly improved and upgraded under the current ownership (including electrics and heating system)
- Excellent position close to reputable schools, local amenities and strong transport connections
- Bright, spacious and neutrally decorated lounge
- Reconfigured open-plan dining kitchen with sliding patio doors to the garden
- Superb contemporary fitted kitchen with a breakfast bar and integrated appliances
- Three first floor bedrooms (including two generous doubles)
- Beautiful family bathroom with a roll-top bath, separate large shower cubicle and marble-effect flooring
- Redesigned and southerly-facing garden with lawn, patio seating spaces and timber fencing for privacy
- Driveway and garage provide secure parking

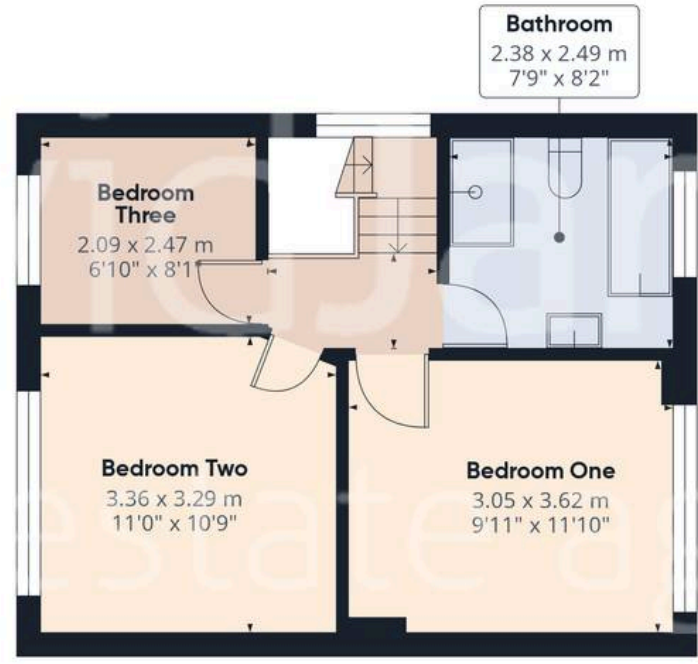








Floor 0



Floor 1

Approximate total area⁽¹⁾
78 m²
841 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.

GIRAFFE360



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