



149 Arnold Road, Nottingham – NG5 5HQ

Guide Price **£300,000**

DavidJames
the estate agent



149 Arnold Road

Nottingham

GUIDE PRICE £300,000- £325,000 Generously-sized five bed semi-detached family home with flexible accommodation over three floors and stylish open-plan living space - close to local shops, schools, bus links and City Hospital!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

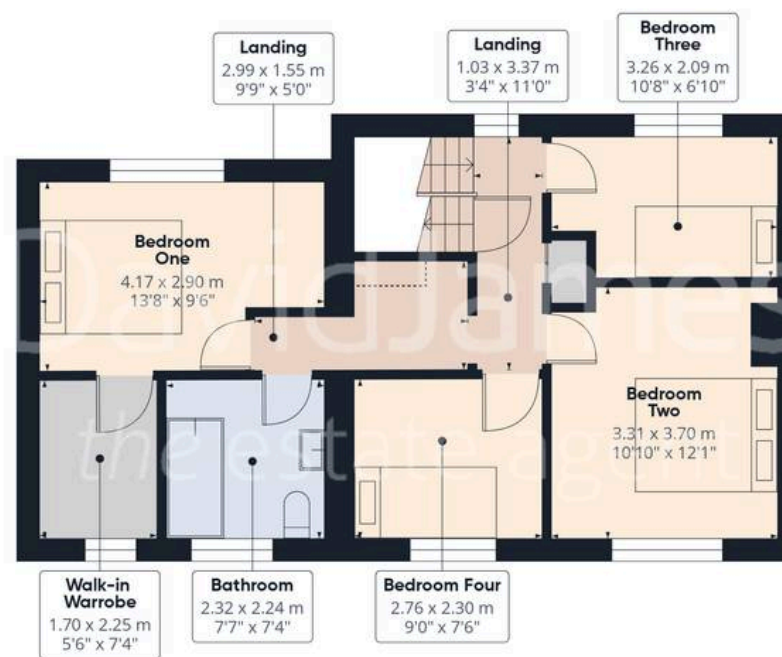
- Generously-proportioned 5 bed semi-detached family home arranged over three floors
- Located within easy walking distance of local shops, schools and bus links with the City Hospital close by
- Useful entrance porch, stylish hallway, downstairs WC and underfloor heating across the ground level
- Superb open-plan living space with a large lounge area enjoying dual aspect windows
- Stunning shaker-style kitchen finished with Quartz worktops and centred around an impressive island alongside a range of integrated appliances
- Four bedrooms on the first floor (spacious main double bedroom with separate walk-in wardrobe)
- Generously-sized fifth double bedroom on the second floor with dedicated wardrobe storage area
- Modern fully tiled white bathroom suite with electric shower over the bath
- Gas central heating powered by a Worcester combination boiler
- Westerly-facing rear tiered garden with patio areas and large outbuilding with potential as a home office, gym or hobby space



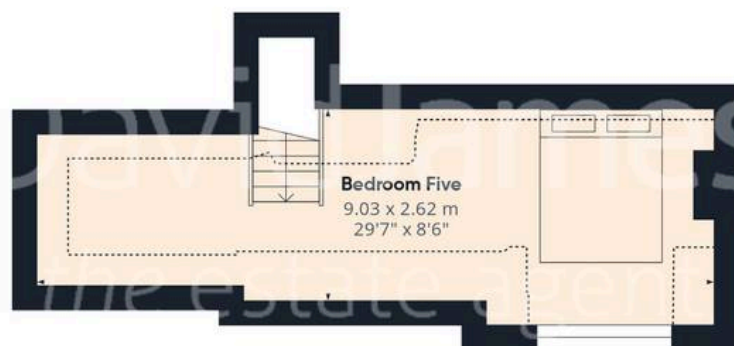




Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

136.9 m²

1473 ft²

Reduced headroom

8.6 m²

92 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



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.