



**25 Churchmoor Lane, Arnold – NG5 8HL**

Guide Price **£260,000**





## 25 Churchmoor Lane

Arnold, Nottingham

NO CHAIN! Beautifully finished 3 bed semi-detached home featuring a stunning kitchen, cosy lounge, sunroom and stylish bathroom with a westerly garden, carport and garage! Close to Arnold's amenities!

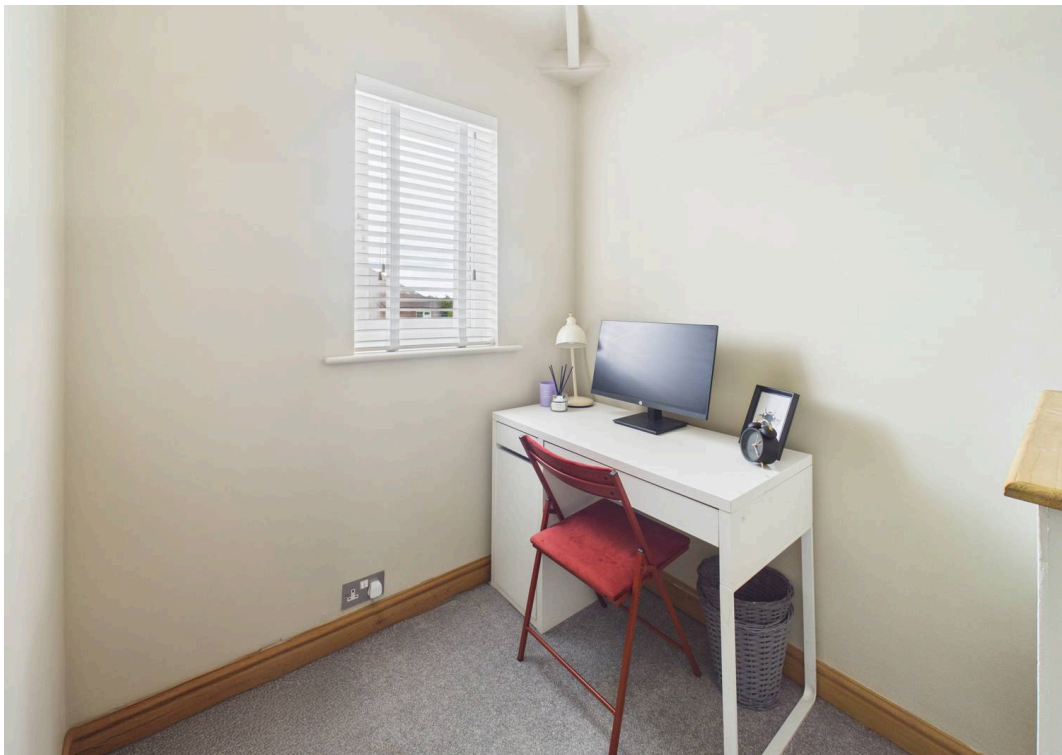
Council Tax band: B

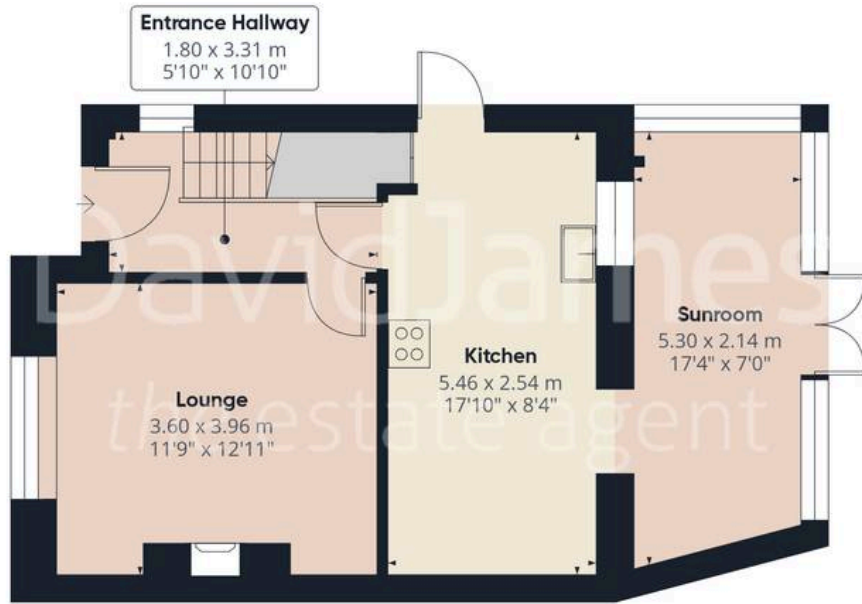
Tenure: Freehold

- Semi-detached home offered chain free with beautifully finished interiors
- Sought-after Arnold/Redhill border location near schools, shops, bus links and green space
- Ideal for first-time buyers or families and in ready-to-move-in condition
- Cosy lounge featuring a wood-burning stove and delightful bay window
- Stunning shaker style kitchen with a range of integrated appliances
- Versatile sunroom with a feature panelled wall and lovely rear garden outlook
- Spacious three-bedroom layout (including main bedroom with fitted wardrobes)
- Luxurious four-piece bathroom with Jacuzzi bath and separate shower cabin
- Good size westerly aspect rear garden with decked seating/entertaining area
- Garage, carport and driveway providing ample off-street parking





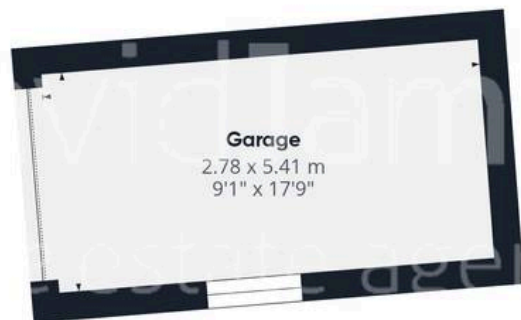




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>

76.8 m<sup>2</sup>

827 ft<sup>2</sup>

(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

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