

## **Arbrook Drive** **Nottingham** **NG8 3PD**



Located in the desirable residential area, Arbrook Drive, Aspley, Nottingham. This charming three-bedroom detached house presents an excellent opportunity for those seeking a family home with great potential. The property is in need of modernisation which presents a fantastic opportunity for buyers to personalise and enhance their living space to suit their tastes. The price reflects the need for upgrading.

There are two spacious reception rooms, a living room and a living room with dining space towards the rear, providing ample space for relaxation and entertaining. The large kitchen is equipped with an integrated electric oven and hob. A notable feature of this home is the conservatory, which invites natural light and offers a lovely space to enjoy the garden views throughout the seasons.

The property also includes a convenient downstairs cloakroom, while the upstairs bathroom is fitted with both a standalone shower and a bath, catering to the needs of a busy family. Also the three double bedrooms feature built in wardrobes.

The heating system is served by a gas combi boiler that was fitted only in September 2022 and the windows are double glazed throughout.

The house is complemented by a carport on the right side with off street parking for 2-3 cars, leading to a detached shed/garage making an excellent space for storage and a generous lawned back garden perfect for outdoor activities and family gatherings.

Situated in a prime location, this home offers convenient access to the M1, Queen's Medical Centre, Nottingham City Hospital and the University of Nottingham, making it ideal for professionals and students alike.

With its potential and convenient location, this three-bedroom detached house is poised to become a wonderful family residence. Don't miss the chance to make it your own.

Viewing is highly recommended.

**£269,000**

