

# Emma Terry Homes

*moving made personal*



## 55 Spinningdale

Arnold, Nottingham, NG5 8QS

Guide price £200,000 - £210,000



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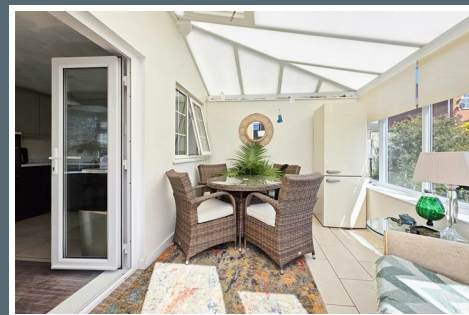
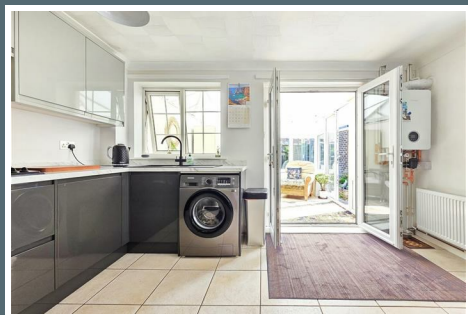
A charming two-bedroom home set on a generous plot, featuring a beautifully landscaped front garden which wraps around to the side and leads into a patio area and an extensive rear lawned garden. A garage is also accessible to the rear of the property.

The accommodation begins with an entrance hallway with a built-in storage cupboard, leading through to a cosy lounge with a feature bay window and fireplace.

To the rear, the bright and modern kitchen/dining room offers a range of wall and base units with an integrated oven and hob. A further bay window provides additional space, ideal for dining or a work-from-home setup. The conservatory offers a versatile additional reception space, perfect for relaxing or entertaining, with views over the rear garden.

Upstairs, there are two well-proportioned bedrooms, one overlooking the front garden and the other enjoying views of the rear. The bathroom is fitted with a three-piece suite, including a shower over the bath, along with a useful built-in storage cupboard.

With a primary school, shops and other amenities in close proximity, this home is a must see.



## HALLWAY

Enter through a composite, part glazed front door, houses a storage cupboard, a central heating radiator, laminated wood effect flooring, with stairs leading to first floor and part glazed door leading into the lounge.

## LOUNGE

Fire surround with inset fire, a central heating radiator, UPVC double glazed bay window facing the front elevation, wood effect laminate flooring. part glazed door leading towards the Kitchen/Diner.

## KITCHEN/DINER

A variety of base and wall mounted kitchen units, gas hob, integrated electric oven and dishwasher, space for washing machine, 1.5 sink and drainer with mixer tap, UPVC UPVC bay window facing the side garden, UPVC window facing towards the conservatory, tiled flooring, French doors leading to the conservatory.

## CONSERVATORY

UPVC windows, tiled flooring, doors leading out to the side and rear of the garden.

## BEDROOM 1

UPVC window facing the front elevation, a central heating radiator, built-in wardrobes.

## BEDROOM 2

UPVC window facing the rear elevation, a central heating radiator.

## LANDING

Having access to the loft, Bedroom 1, 2 and Bathroom.

## BATHROOM

Tiled walls and floors, shower over bath with mixer taps, sink with mixer taps, low level w/c, integrated storage cupboards, obscure window facing the rear of the property.

## GARAGE

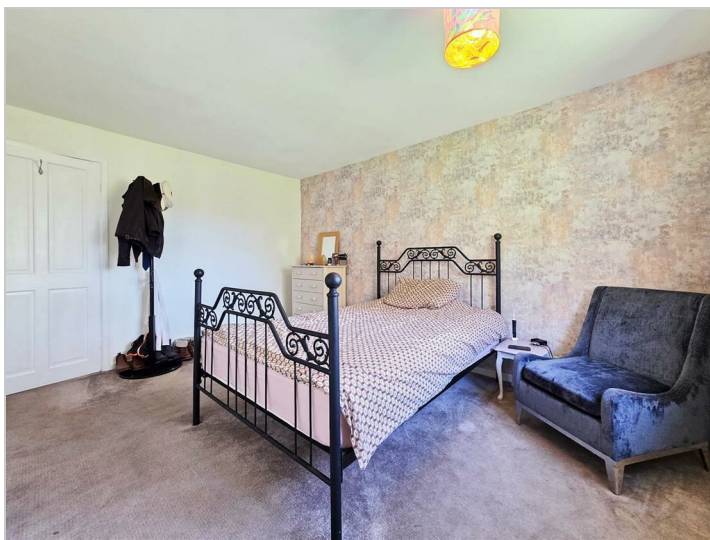
Electricity available.

## OUTSIDE

Large well maintained front garden, surrounded by borders for planting, access to the rear garden at the side of the house, where there is a gate to access the garage, patio area, access to a shed with light and access to the conservatory.

The area opens up into the rear lawned garden with planting borders around the perimeter.

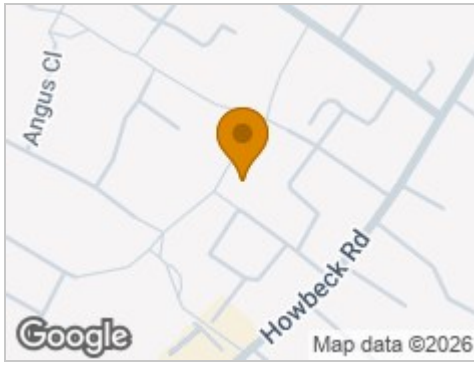








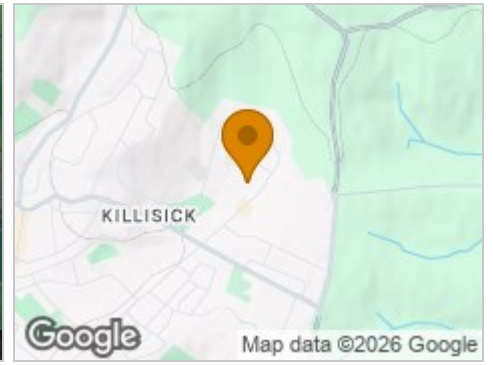
## Road Map



## Hybrid Map

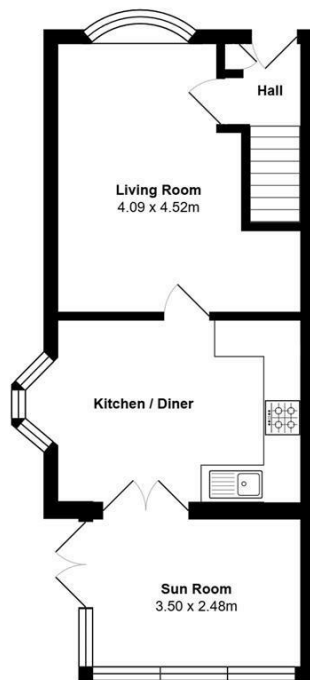


## Terrain Map

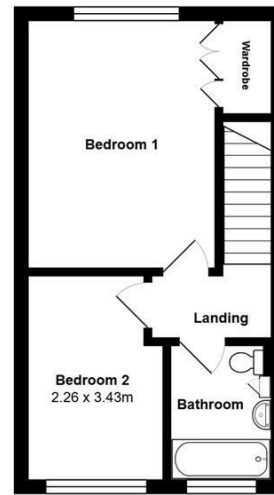


### 55, Spinningdale, Arnold, NG5 8QS

Ground Floor



First Floor

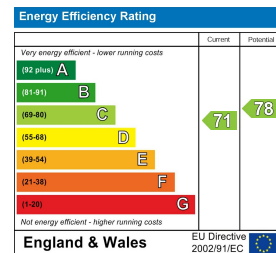


All measurements are approximate and for display purposes only

## Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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