



33 Grampian Drive, Arnold – NG5 9PR

Guide Price £210,000 – £220,000

DavidJames
the estate agent



33 Grampian Drive

Arnold, Nottingham

GUIDE PRICE £210,000 £220,000 Well-presented 2 bed semi-detached with Bestwood Country Park on the doorstep! 2 reception spaces, conservatory, stylish shower room, landscaped gardens plus parking!

Council Tax band: B

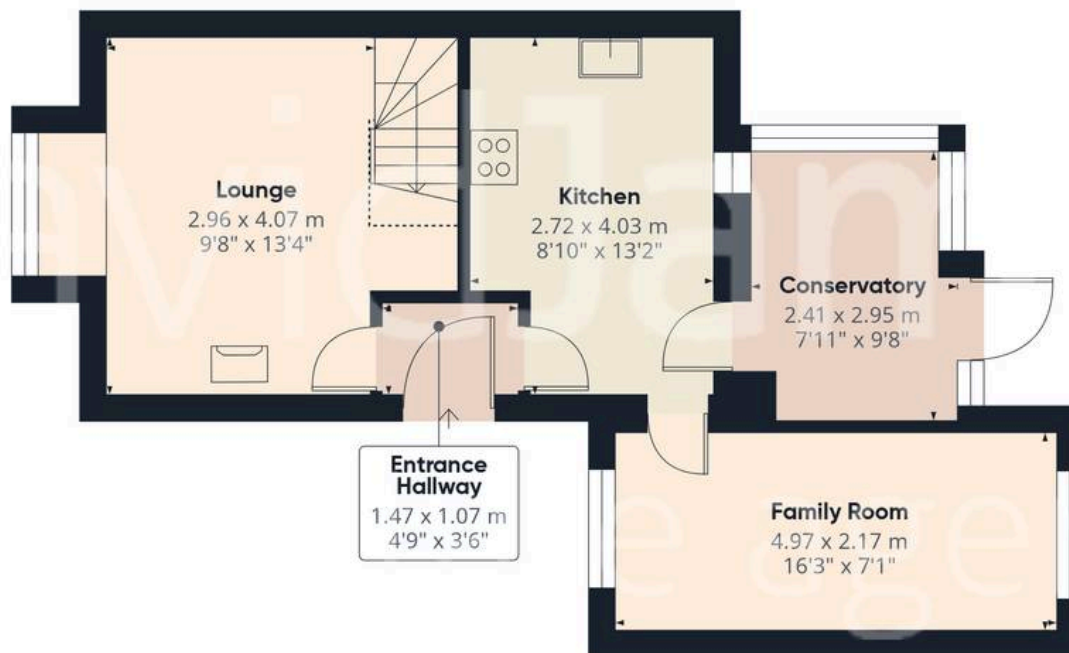
Tenure: Freehold

- Well-presented semi-detached home
- Close to a variety of schools, local amenities and the stunning Bestwood Country Park
- Superb lounge with a feature box window and multi-fuel burning stove
- Fitted kitchen with an ample range of units and integrated cooking appliances
- Versatile conservatory with garden views and access
- Converted garage offering additional and flexible accommodation (family room, bedroom or office)
- Two first floor double bedrooms
- Stylish three-piece shower room with contemporary fixtures and a rainfall-style shower
- Landscaped and low-maintenance rear garden with artificial lawn and a covered timber pergola
- Block-paved driveway providing off-road parking for two vehicles









Floor 0



Floor 1

Approximate total area⁽¹⁾

70.4 m²

757 ft²

Reduced headroom

1.1 m²

11 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.

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