



21 Brook Avenue, Arnold – NG5 7HL

Guide Price **£250,000**

DavidJames
the estate agent



21 Brook Avenue

Arnold, Nottingham

Spacious and versatile 4-bed semi-detached family home close to Arnold's amenities and boasting a lounge, modern bathroom, dining kitchen, conservatory, driveway and west-facing rear garden!

Council Tax band: B

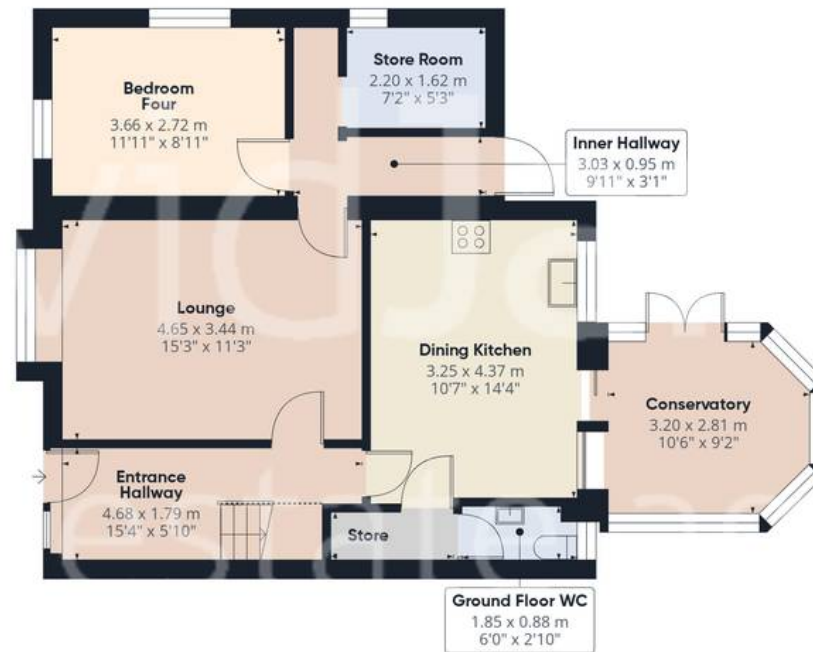
Tenure: Freehold

- Semi-detached family home in a highly convenient location
- Situated close to Arnold's excellent amenities, schools and bus links
- Perfect choice for those seeking generous and flexible accommodation
- Spacious bay-fronted lounge with a feature fireplace
- Well-equipped dining kitchen and an adjoining conservatory
- Versatile ground floor fourth bedroom (ideal alternatively as an office, playroom or guest room)
- Three first floor bedrooms served by modern bathroom with rainfall shower
- Gas central heating powered by a combination boiler
- Driveway providing valuable off-street parking
- West-facing rear garden with decking and block paved patio

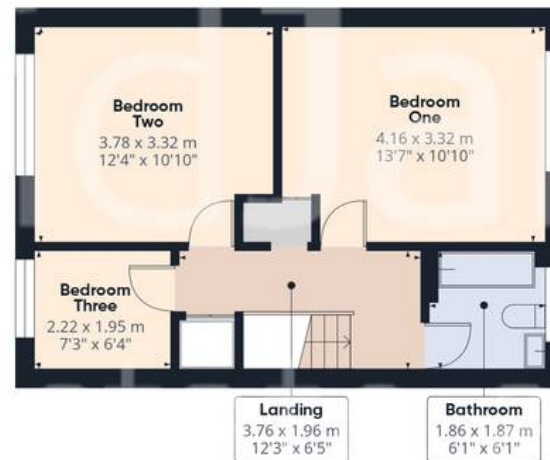








Floor 0



Floor 1



Approximate total area⁽¹⁾

107.5 m²

1158 ft²

Reduced headroom

1.5 m²

16 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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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.