Emma Terry Homes

moving made personal



9 Aviemore Close

Arnold, Nottingham, NG5 8QW

Guide price £425,000

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9 Aviemore Close, Arnold, Nottingham NG5 8QW

** Guide Price £425,000 - £435,000 **

Immaculately Presented Four-Bedroom Detached Family Home

Emma Terry Homes are delighted to offer this immaculately presented four-bedroom detached family home, situated on the popular Aviemore Close in Arnold. A real credit to the current owners, the property has been exceptionally well maintained and offers spacious, versatile accommodation throughout.

The heart of the home is the impressive open-plan kitchen, dining and snug area, creating a fantastic sociable space for family life and entertaining. There are also four very good-sized bedrooms and a well-appointed four-piece family bathroom, making this an ideal home for a growing family.

Located in a popular residential area, the property is conveniently positioned for Arnold town centre, excellent local amenities, shops, leisure facilities and well-regarded local schools, with good transport links providing easy access to Nottingham city centre and surrounding areas.

A beautifully presented home that is ready to move straight into — early viewing is highly recommended.







ENTRANCE DOOR LEADS THROUGH

HALLWAY
Central heating radiator, stairs rising to first floor and doors through to:

KITCHEN/DINNING ROOM
Fitted with a range of wall and base units, tiled splashbacks, 1 1/2 bowl sink with drainer and mixer tap, built in dishwasher and washing machine, fridge dreezer, Samsung electric oven, Samsung induction hob, two central heating radiators, three UPVC double glazed windows to rear, UPVC double glazed patio doors to side and space for table and sofa.

LOUNGE
Two central heating radiator, UPVC double glazed window to front and gas fire with surround.

DOWNSTAIRS W.C
Low level W.C, wash hand basin, obscure window to side elevation and heated towel rail.

STAIRS TO FIRST FLOOR & LANDING

BEDROOM ONE
UPVC double glazed window to front elevation, central hating radiator and built in storage cupboards over bed.

BEDROOM TWO
UPVC double glazed window to rear elevation, central heating radiator and built in wardrobes.

BEDROOM THREE
UPVC double glazed window to front elevation, central heating radiator and built in wardrobe.

BEDROOM FOUR
UPVC double glazed window to front elevation, built in storage cupboard and central heating radiator.

FAMILY BATHROOM
Four piece family suite, comprising of walk in double shower with rainfall showerhead, bath with mixer tap, concealed cistern W.C, hand basin, two central heating radiators, partly tiled walls and two obscure double glazed windows to rear.

OUTSIDE
The fully enclosed rear garden is mainly laid to lawn with patio area and shed.

To the front of the property there is a drive way and grassed area.

GARAGE
Electric garage door, power and lighting.



































Road Map



Hybrid Map



Terrain Map



9, Aviemore Close, Arnold, NG5 8QW



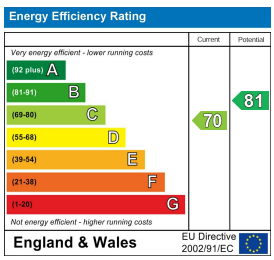
Total Area: 137.5 m²

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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