Emma Terry Homes

moving made personal

77 Spinningdale

Arnold, Nottingham, NG5 8QS

Asking price £199,950

2 1 1 C

77 Spinningdale, Arnold, Nottingham NG5 8QS

This beautifully presented two-bedroom Georgian-style end townhouse occupies an enviable corner plot and has been thoughtfully renovated by the current owners, creating a stylish home that is ready to move straight into. Benefitting from a larger-than-average garden, modern finishes throughout and a garage, this wonderful property offers far more than first meets the eye.

The accommodation begins with an entrance hall leading through to the lounge, where the bay window fills the room with natural light. To the rear, the stunning refitted dining kitchen has been finished to a high standard with contemporary units, ample workspace and plenty of room for dining. Benefitting from windows to both the side and rear elevations, as well as direct access to the garden, this bright and airy space truly forms the heart of the home.

To the first floor are two well-proportioned bedrooms. The principal bedroom is a generous double and benefits from fitted wardrobes, whilst the second bedroom offers a versatile space suitable for guests, a nursery or home office. Completing the accommodation is a family bathroom.

Outside, the property continues to impress, it enjoys attractive gardens to the front and rear. Predominantly laid to lawn with a beautiful patio seating area, it provides a wonderful outdoor space to relax, entertain and enjoy throughout the seasons. To the rear of the garden is direct access to the garage and parking area.

Combining modern decor, a recently updated kitchen, well maintained outdoor space and a highly desirable end position, this fantastic home offers an excellent opportunity for first-time buyers, downsizers and investors alike. Early viewing is highly recommended to fully appreciate the quality and space on offer.

ENTRANCE HALL

Entrance door to property, a central heating radiator, door to lounge and stairs to first floor.

LOUNGE

16'9" x 13'3" max, 8'7" min (5.11m x 4.04m max, 2.62m min)

Two central heating radiators, UPVC double glazed bay window to front and door through to kitchen.

KITCHEN/DINER

14'11" x 9'10" max (4.55m x 3.02m max)

A variety of wall and base units, built-in oven, induction hob and extractor fan, 1 1/2 bowl sink with mixer tap and drainer, integrated fridge/freezer, space for washing machine, a central heating radiator, UPVC double glazed obscure bay window to side, UPVC double glazed window to rear and UPVC double glazed French doors to rear.

LANDING

Doors through to Bedroom 1 and 2 and Bathroom.

BEDROOM 1

13'10" x 10'0" (4.24m x 3.05m)

A central heating radiator, built-in wardrobes and UPVC double glazed window to front.

BEDROOM 2

11'1" x 6'11" (3.40m x 2.13m)

A central heating radiator and UPVC double glazed window to rear.

BATHROOM

8'2" max x 4'11" (2.49m max x 1.52m)

Low level flush WC, wash hand basin with mixer tap, P-shaped bath with mixer tap and shower over, a central

heating radiator and UPVC double glazed obscure window to rear.

OUTSIDE

To the front of the property is a low-maintenance pebbled garden creating an attractive approach to the home. The fence enclosed rear garden is predominantly laid to lawn with a patio seating area and features planting areas. A personal access door leads into the garage, whilst a rear gate provides convenient access to the allocated parking space located behind the property. The garden is enclosed by fencing, creating a safe and private outdoor space to enjoy.

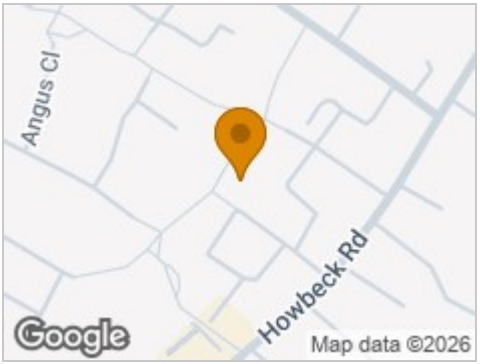
GARAGE

Power and lighting.

PEAK DISTRICT

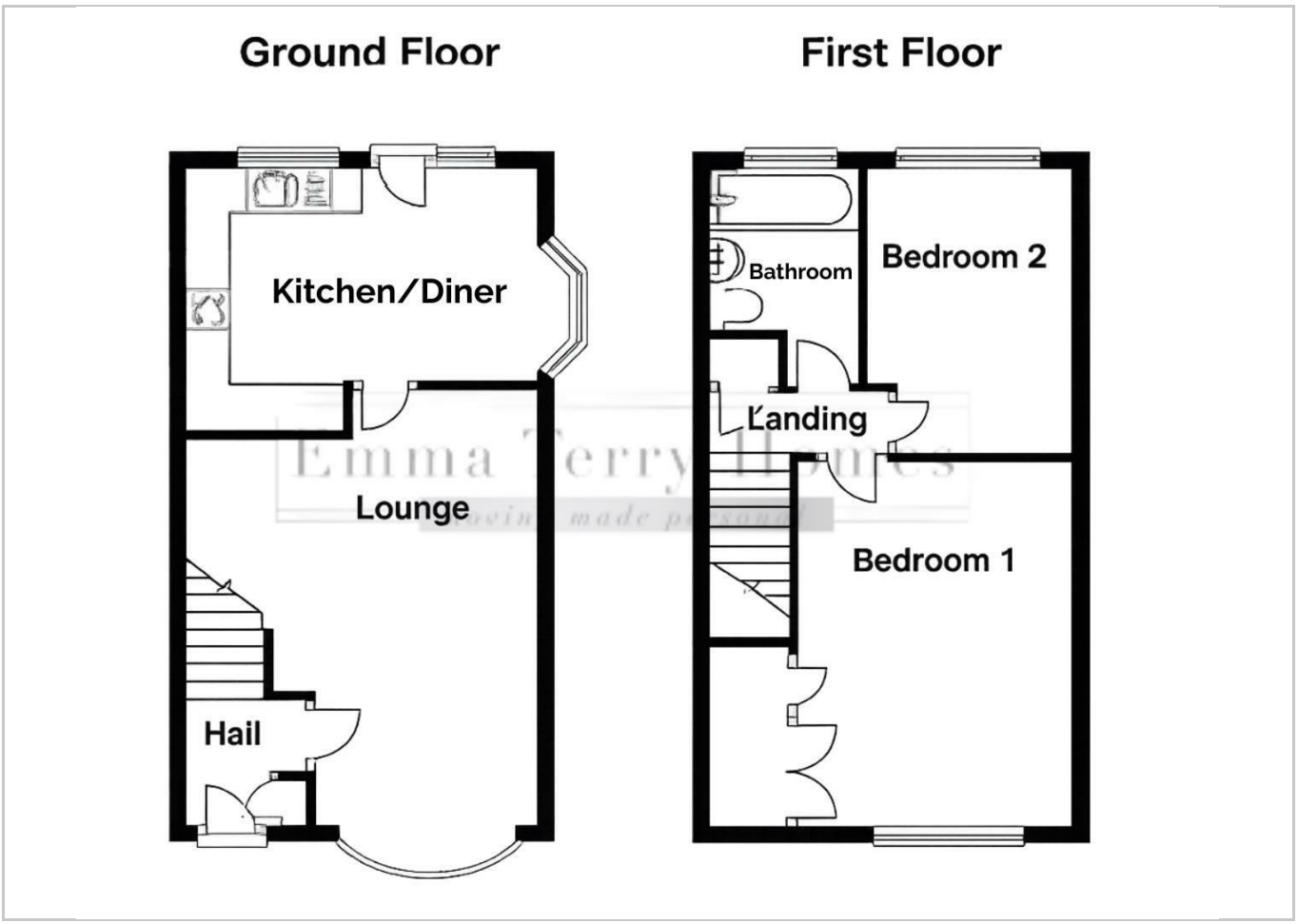
PEAK DISTRICT

Road Map



Hybrid Map

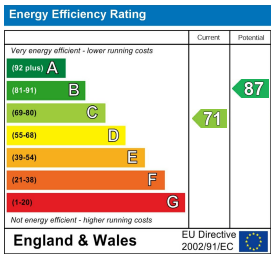
Terrain Map



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.

Tel: 0115 966 57 41 Email: emma@emmaterryhomes.co.uk https://www.emmaterryhomes.co.uk