

Emma Terry Homes

moving made personal



9 Aviemore Close

Arnold, Nottingham, NG5 8QW

Guide price £425,000



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**** Guide Price £425,000 - £435,000 ****

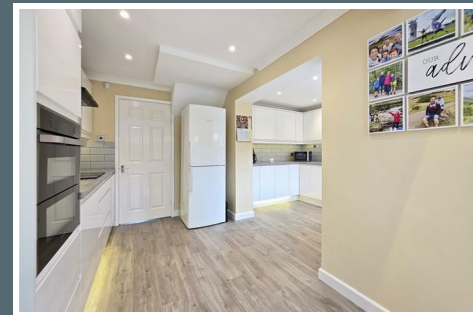
Immaculately Presented Four-Bedroom Detached Family Home

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/DINING 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 freezer, 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 heating 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



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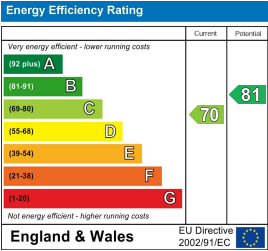


Total Area: 137.5 m²
All measurements are approximate and for display purposes only

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



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