



123 Arnold Lane, Gedling – NG4 4HF

Guide Price **£425,000 – £450,000**





123 Arnold Lane

Gedling, Nottingham

GUIDE PRICE £425,000–£450,000 Stylish split-level detached home offering stunning open-plan living, 4 beds and a multi-vehicle driveway alongside a low-maintenance southerly-facing garden.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- Stylish and beautifully-presented split-level detached home
- Well-suited to families, professionals or buyers seeking adaptable living space
- Conveniently positioned with easy access to local amenities and transport
- Stunning open-plan living/dining kitchen with a central breakfast island and bifold doors
- Utility room and pantry providing practical storage and functional space
- Four generous double bedrooms (neutrally decorated and finished with soft carpeting)
- Primary bedroom with en-suite featuring a rainfall shower and underfloor heating
- Sleek bathroom including double shower enclosure, jacuzzi-style bath and underfloor heating
- Southerly-facing low-maintenance garden with a patio, artificial lawn, sun awning and timber gazebo
- Driveway with EV charging point









Floor 0

Approximate total area⁽¹⁾

147.9 m²

1593 ft²

Reduced headroom

0.1 m²

1 ft²



Floor 1

(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.

GIRAFFE360





David James Estate Agents

David James Estate Agents, 45B Plains Road - NG3 5JU

0115 962 4213 • mapperley@david-james.com • www.david-james.com

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.