



31 Kenneth Road, Arnold – NG5 8HY

Guide Price **£375,000**



31 Kenneth Road

Arnold, Nottingham

Immaculately-presented 4 bed extended detached home on a prime cul-de-sac corner plot! Beautiful kitchen, bright lounge and conservatory as well as a stylish bathroom, wraparound gardens and parking!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

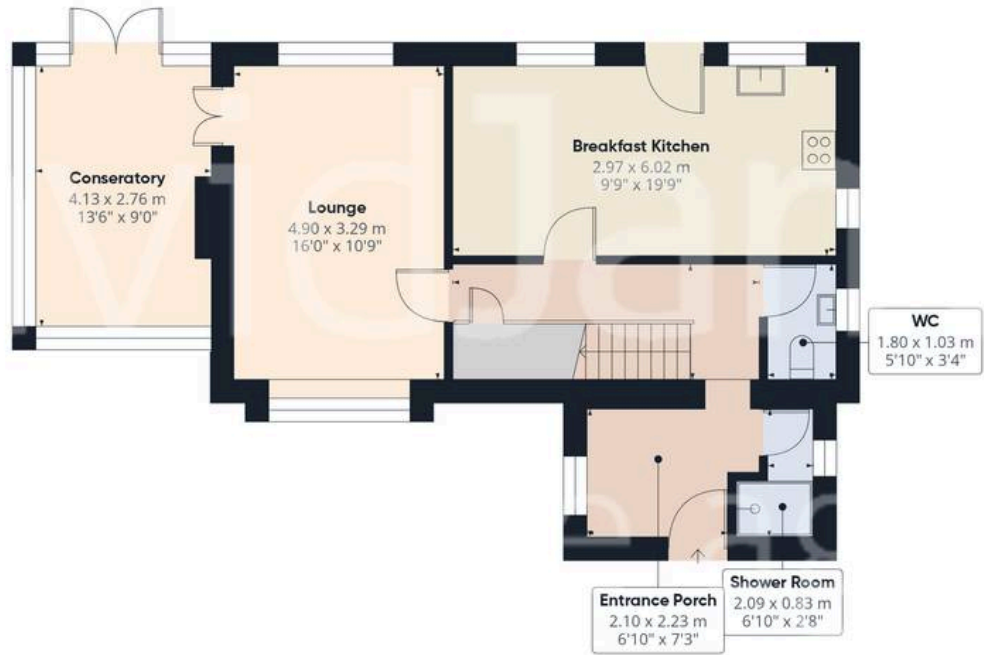
EPC Environmental Impact Rating: D

- Immaculately-presented extended detached home
- Prime cul-de-sac location on a desirable corner plot
- Bright dual-aspect lounge with wood-finish flooring and a feature fireplace
- Versatile solid-roof conservatory with French doors to the garden
- Beautiful contemporary fitted kitchen with quartz worktops, breakfast bar and a range of integrated appliances
- Ground floor shower room and WC for added convenience
- Four well-proportioned bedrooms offering flexible living arrangements
- Stylish four-piece family bathroom (including both a bath and separate shower enclosure)
- Private and attractive wrap-around gardens with lawn and patio seating space
- Two driveways and a garage provide off-street parking for multiple vehicles









Floor 0 Building 1

Approximate total area⁽¹⁾

106.2 m²

1145 ft²



Floor 1 Building 1

(1) Excluding balconies and terraces

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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David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • arnold@david-james.com • www.david-james.com

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