

28 Patricia Drive, Arnold - NG5 8EH

GUIDE PRICE £350,000

DavidJames
the estate agent







28 Patricia Drive

Arnold, Nottingham

Well-presented 3 bed detached home with excellent views and easy access to Arnold's nearby amenities! Open-plan dining/kitchen space, lounge and contemporary bathroom plus a garden, drive and garage!
Council Tax band: C

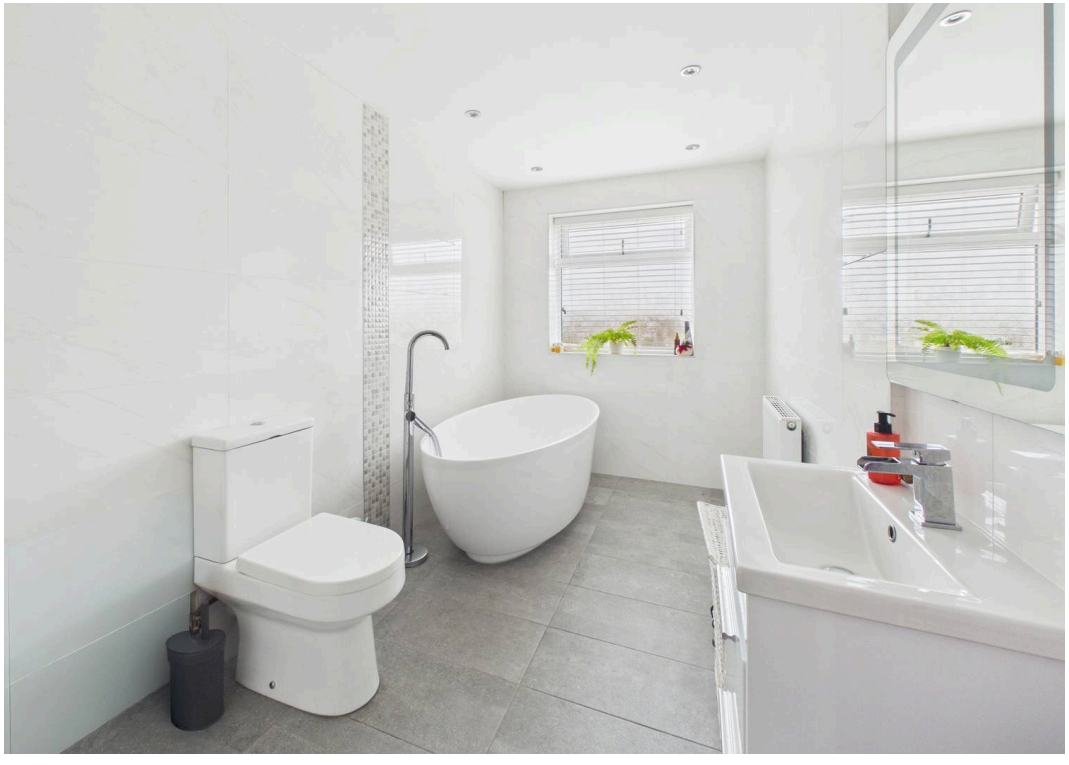
Tenure: Freehold

- Extended detached family home
- Within easy reach of Arnold's nearby amenities, schools and transport links
- Bright lounge with a feature gas fire and internal French doors
- Sociable open-plan dining kitchen with French doors and integrated appliances
- Modern and fully-tiled ground floor shower room with a three-piece suite
- Far-reaching views and fantastic sunsets to the rear
- Three first floor bedrooms (including two doubles with fitted wardrobes)
- Contemporary first floor bathroom with a four-piece suite (including a freestanding bath and separate shower enclosure)
- Generous and westerly-facing tiered garden with established planting, seating areas and a greenhouse
- Long driveway leading to a detached garage





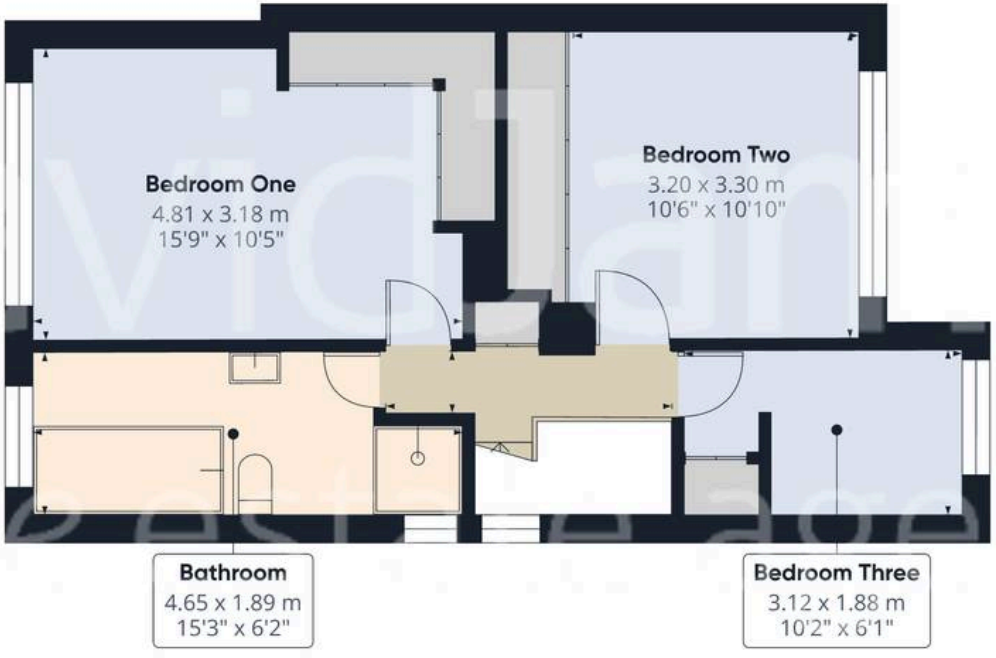

Anaya







Floor 0



Floor 1



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Approximate total area(1)

95.2 m²

1023 ft²

(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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