



2 Clarke Avenue, Arnold – NG5 8DL

Guide Price **£350,000**

DavidJames
the estate agent



2 Clarke Avenue

Arnold, Nottingham

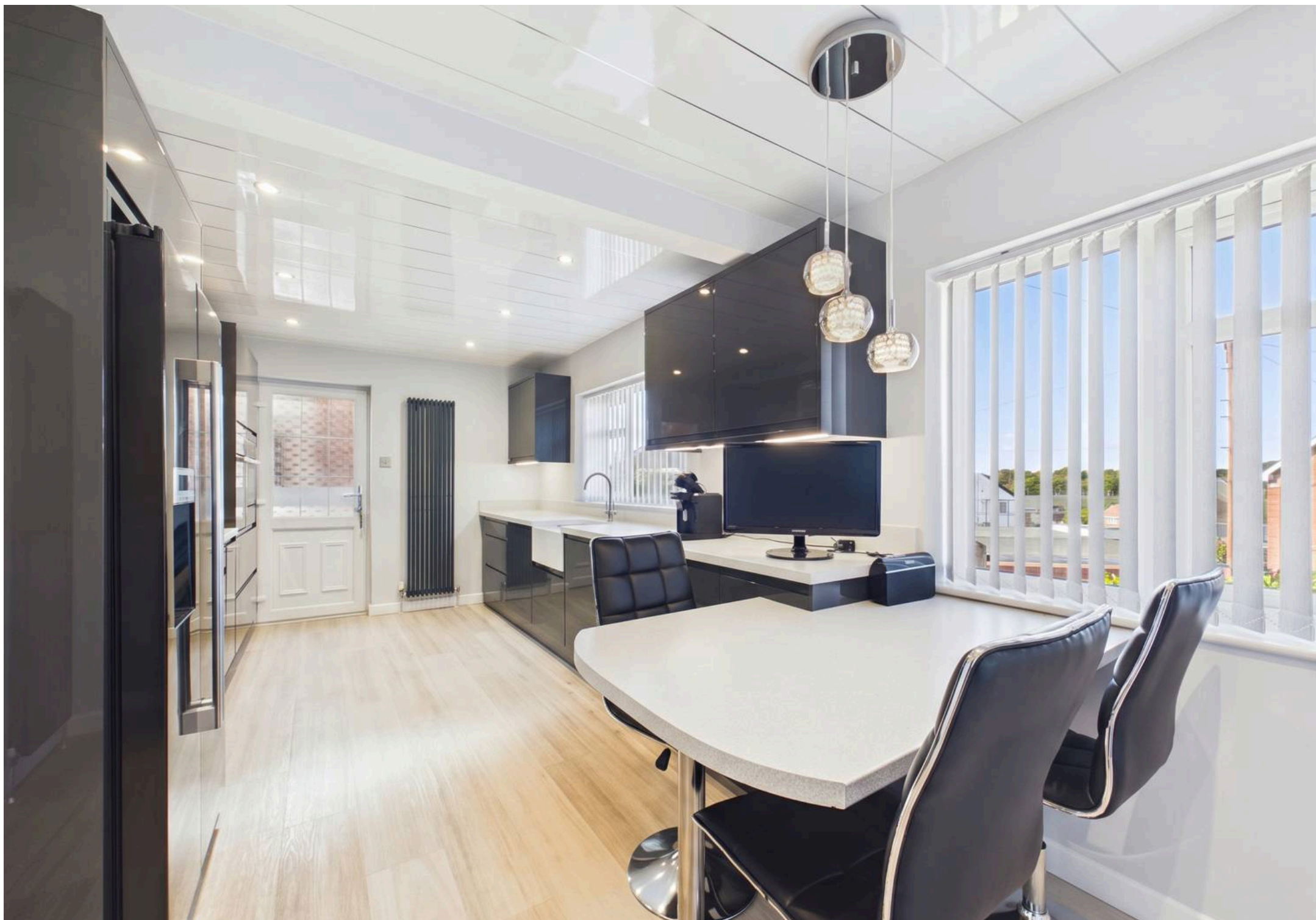
Beautifully-presented 4 bed detached home just a short walk from Arnold's amenities! Lounge, stunning dining kitchen and a stylish shower room alongside a low-maintenance garden, drive and garage!

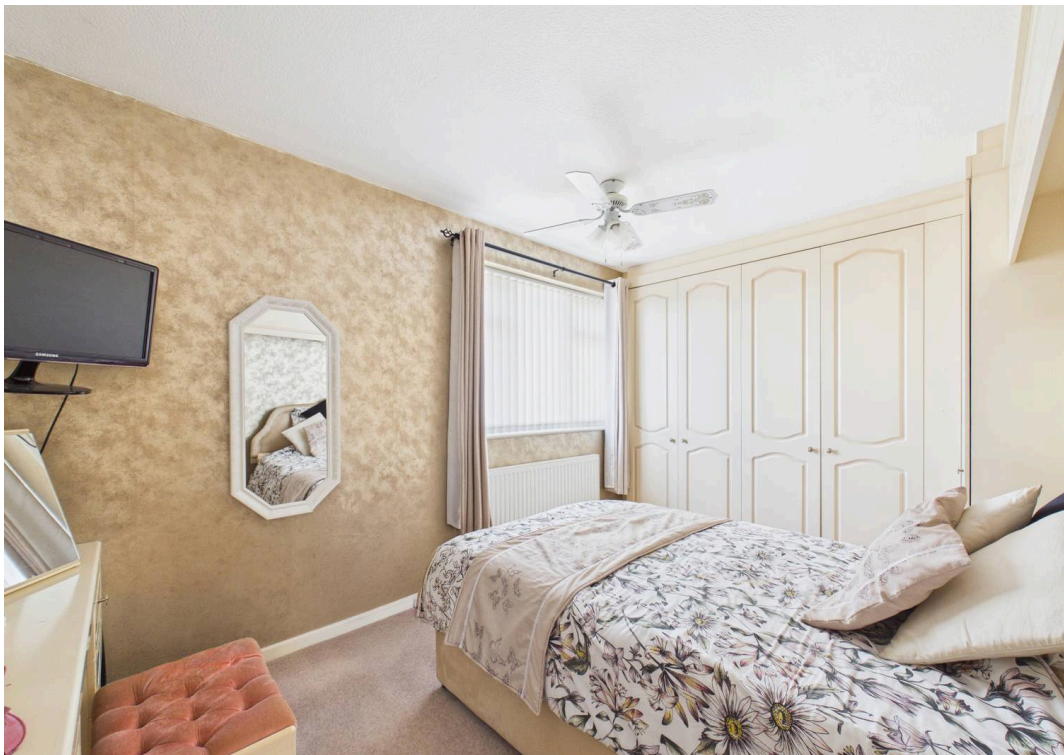
Council Tax band: D

Tenure: Freehold

- Well-presented detached family home
- Corner plot location in a desirable Arnold cul-de-sac
- A short walk from Arnold town centre's excellent amenities, popular schools and frequent transport links
- Welcoming entrance hall with useful storage and a convenient cloakroom/WC
- Good-sized lounge with a feature electric fire
- Stunning modern kitchen with quality integrated appliances and a feature dining/breakfast bar
- Four well-proportioned first floor bedrooms (three with fitted wardrobe solutions)
- Fully tiled four-piece contemporary shower room
- Low-maintenance and enclosed rear garden with patio seating space
- Driveway and single garage providing parking and storage solutions









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

103.5 m²

1115 ft²

Reduced headroom

0.9 m²

10 ft²

(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.

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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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