



**33 Arno Vale Road, Woodthorpe – NG5 4JG**

Guide Price £600,000–£650,000

**DavidJames**  
the estate agent





## 33 Arno Vale Road

Woodthorpe, Nottingham

GUIDE PRICE £600,000-£650,000 Immaculate detached family home in the sought after Woodthorpe - featuring a stunning open plan family dining kitchen, 4 double beds and quality finishes throughout!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

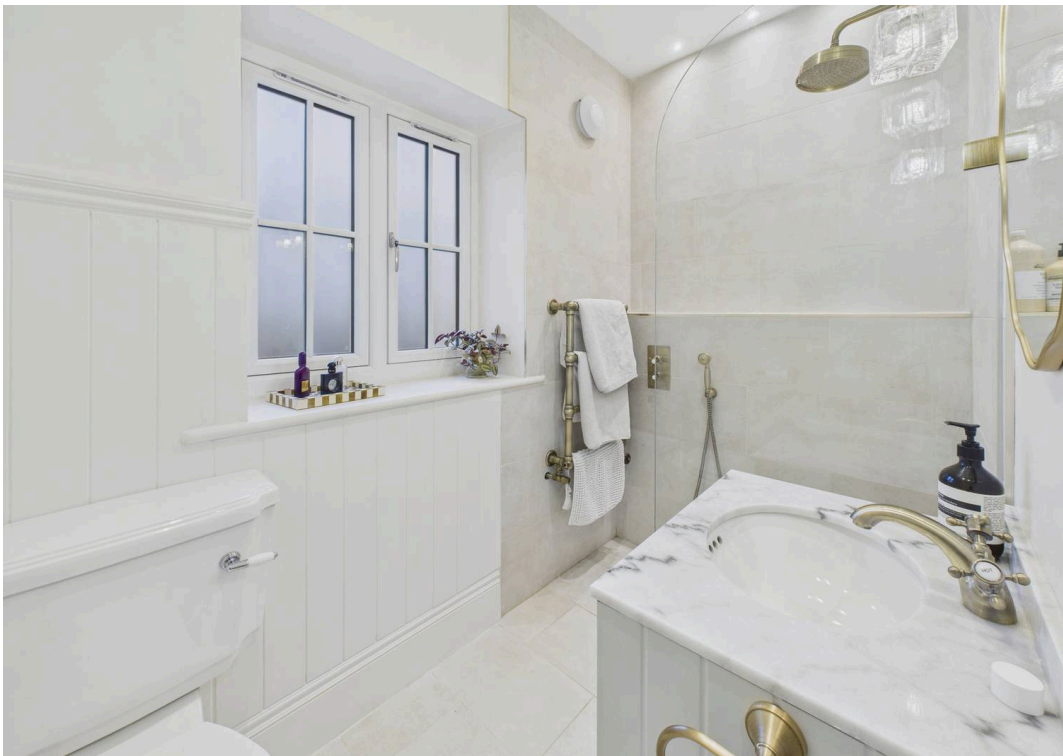
- Immaculately-presented detached family home
- Highly sought-after Woodthorpe location close to popular schools, Mapperley's excellent amenities and frequent transport links
- Welcoming entrance hall with a convenient WC and cloakroom
- Superb lounge with a solid-fuel burner and a separate versatile home office/sitting room/play room
- Stunning and extended open plan family dining kitchen
- Bespoke fitted kitchen with integrated appliances and a separate utility/laundry room
- Four first floor double bedrooms (main bedroom with a dressing area and en-suite shower room)
- Main family bathroom with a four-piece suite (including both a bath and separate shower cubicle)
- Landscaped rear garden with a feature paved patio area, lawn and external lighting
- On-off driveway providing multi-vehicle parking with EV charging facility















Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

161 m<sup>2</sup>

1710 ft<sup>2</sup>

**Reduced headroom**

0.2 m<sup>2</sup>

2 ft<sup>2</sup>

(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

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