



11 Rothbury Close, Arnold – NG5 8UE

Guide Price **£325,000 – £350,000**

DavidJames
the estate agent



11 Rothbury Close

Arnold, Nottingham

GUIDE PRICE £325,000-£350,000 NO CHAIN!

Spacious modern detached home offering a bright lounge, stylish dining kitchen, four beds (en-suite main bed), south facing garden, carport, garage & driveway.

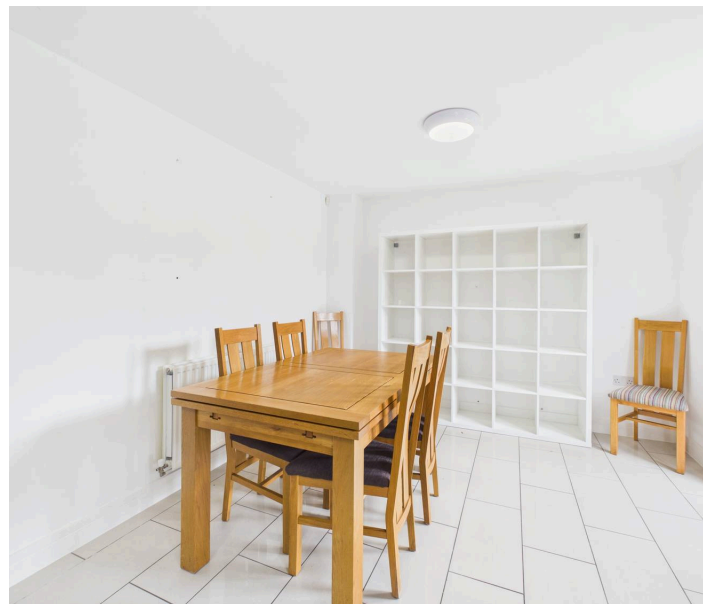
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

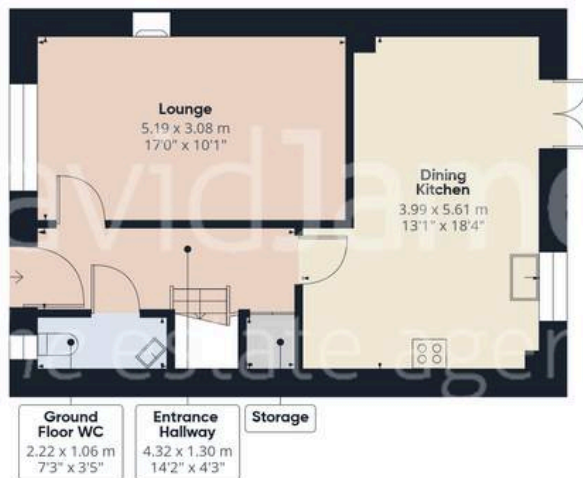
EPC Environmental Impact Rating: C

- Spacious modern detached family home in desirable Arnold location
- Offered to the market with no upward chain
- Welcoming hallway with a ground floor WC for added convenience
- Generously sized dining kitchen with feature French doors
- Modern matt grey kitchen units with a range of integrated appliances
- Spacious front aspect lounge featuring attractive feature fireplace
- Four well-appointed first floor bedrooms (main with en-suite shower room and dressing area)
- Family bathroom with a three-piece modern white suite
- South facing rear garden with patio, lawn and gravel seating area
- Garage, drive through carport and tandem driveway plus EV charger

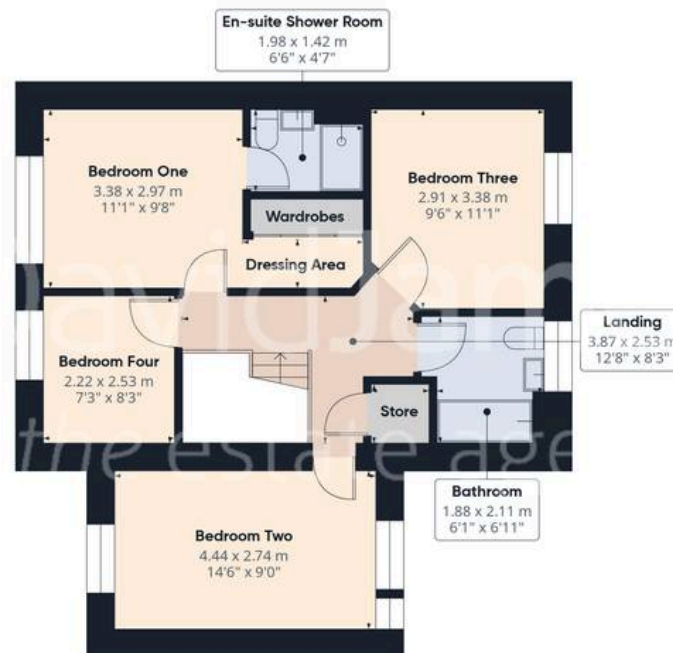








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

115.7 m²

1247 ft²

Reduced headroom

0.7 m²

7 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.

GIRAFFE360



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