



Gedling Road,
Arnold, Nottingham
NG5 6NY

£400,000 Freehold



Positioned within one of Arnold's most desirable residential neighbourhoods, this exceptional four-bedroom detached home combines contemporary style with generous proportions, creating the perfect setting for modern family life.

Designed with both comfort and practicality in mind, the accommodation opens into a welcoming entrance hall that sets the tone for the spacious interior. Two versatile reception rooms provide excellent flexibility, whether you're looking for elegant entertaining space, a dedicated home office, children's playroom or an additional lounge. The principal living room is bright and inviting, offering a superb space to relax and spend time with family.

The well-equipped kitchen forms the hub of the home, featuring an excellent range of fitted units, ample work surfaces and a practical layout that effortlessly caters to everyday living.

The first floor hosts four well-proportioned bedrooms, including a generous principal bedroom, all complemented by a stylish family bathroom finished to a high standard.

Outside, the property enjoys an attractive frontage with a private driveway providing off-road parking, together with a detached garage offering further parking, storage or workshop potential. To the rear, the enclosed garden provides a private and peaceful outdoor retreat, ideal for summer entertaining, children's play, or simply enjoying the outdoors.

Ideally located for family buyers, the property is within easy reach of excellent local amenities, well-regarded schools, regular transport links and a variety of nearby parks and green spaces. Offering an outstanding balance of space, versatility and location, this is a superb opportunity to acquire a high-quality family home in a highly sought-after area of Arnold.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.