



**47 Kingswell Road, Arnold – NG5 6NP**

Guide Price **£325,000**



## 47 Kingswell Road

Arnold, Nottingham

Traditional detached 3 bed family home with 2 reception rooms, modern kitchen & bathroom alongside garage and superb landscaped garden. All positioned close to schools, amenities and transport links!

Council Tax band: C

Tenure: Freehold

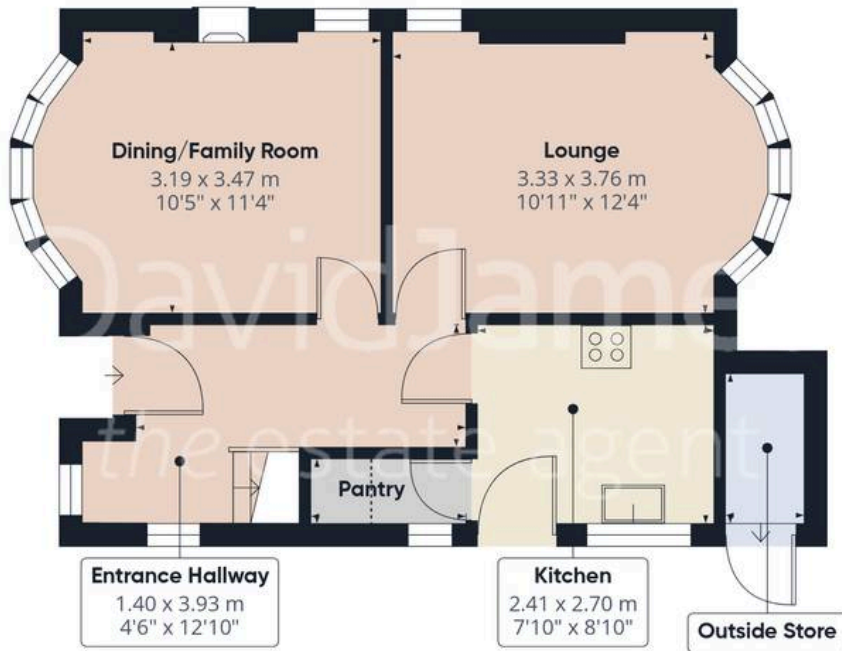
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

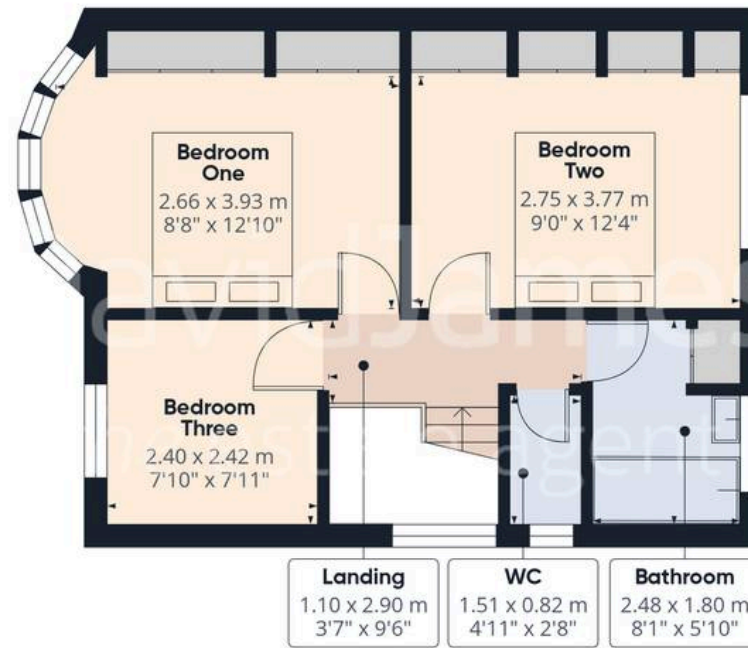
- Traditional detached home offering well-presented accommodation
- Conveniently placed near schools, amenities and local bus routes
- Perfectly suited to families seeking versatile living
- Bright bay-fronted reception room ideal for dining and family time
- Cosy rear lounge with feature fireplace and lovely rear garden outlook
- Stylish kitchen with modern units and integrated cooking appliances
- Three well-proportioned first floor bedrooms
- Bay fronted main bedroom with ample fitted wardrobes
- Stylish two-piece bathroom suite with vanity sink and separate WC
- Delightful rear garden, driveway and detached garage







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

84.3 m<sup>2</sup>  
905 ft<sup>2</sup>

Reduced headroom

0.5 m<sup>2</sup>  
6 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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