



38 Arno Vale Road, Woodthorpe – NG5 4JJ

Guide Price **£350,000 – £375,000**

DavidJames
the estate agent



38 Arno Vale Road

Woodthorpe, Nottingham

GUIDE PRICE £350,000–£375,000 Chain-free detached family home boasting 2 receptions rooms, conservatory, alongside 3 beds, four-piece bathroom, shower room and south-facing garden, garage & driveway!

Council Tax band: D

Tenure: Freehold

- Chain-free traditional detached family home in sought after Woodthorpe
- Moments from schools and city bus links with amenities and shops close by
- Exciting opportunity to personalise
- Two generously sized reception rooms (lounge and separate dining/family room)
- Fitted kitchen with integrated appliances and useful pantry/storage cupboard
- Light-filled spacious conservatory with charming views over the rear garden
- Three well-proportioned bedrooms (two with built-in bedroom furniture)
- First floor family bathroom alongside a separate ground floor shower room
- Generous south-facing rear garden with two paved patios and lawn
- Garage and block paved driveway providing valuable off-street parking









Floor 0



Floor 1



Approximate total area⁽¹⁾

118.9 m²

1280 ft²

Reduced headroom

0.5 m²

6 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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