



146 Gedling Road, Arnold – NG5 6NY

Guide Price **£350,000**

DavidJames
the estate agent



146 Gedling Road

Arnold, Nottingham

Stylishly-presented 3 bed traditional detached home within easy reach of Arnold's nearby amenities, schools and transport links! Lounge, open-plan dining kitchen and a southerly-garden plus parking!

Council Tax band: D

Tenure: Freehold

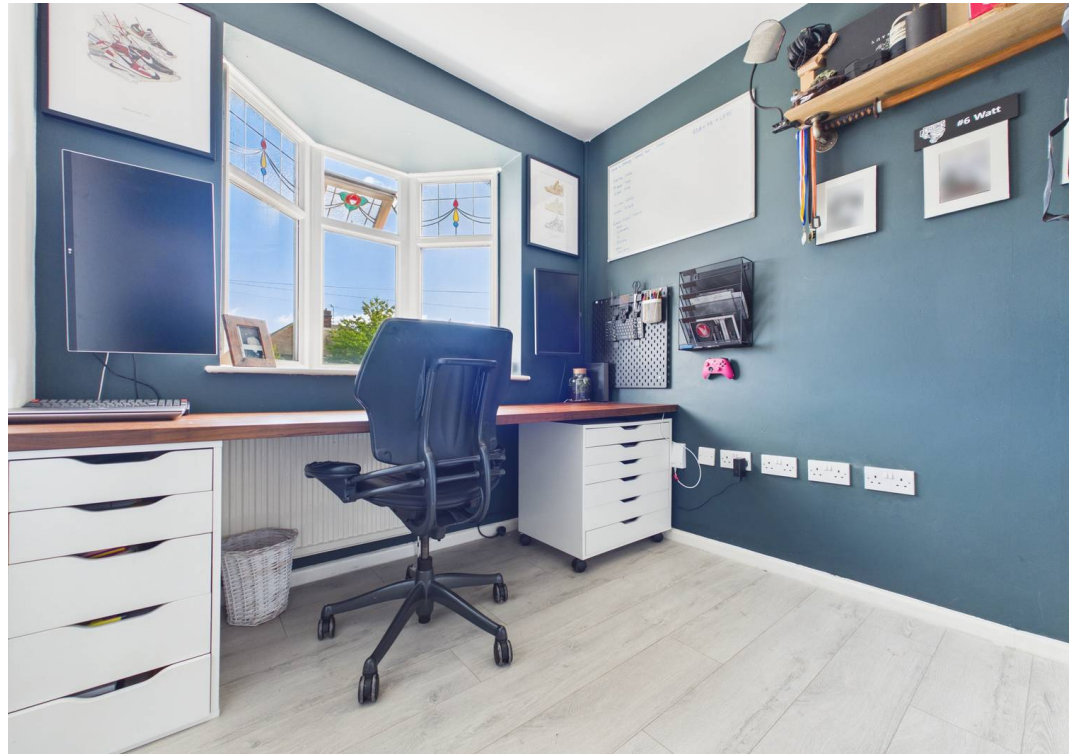
EPC Energy Efficiency Rating: D

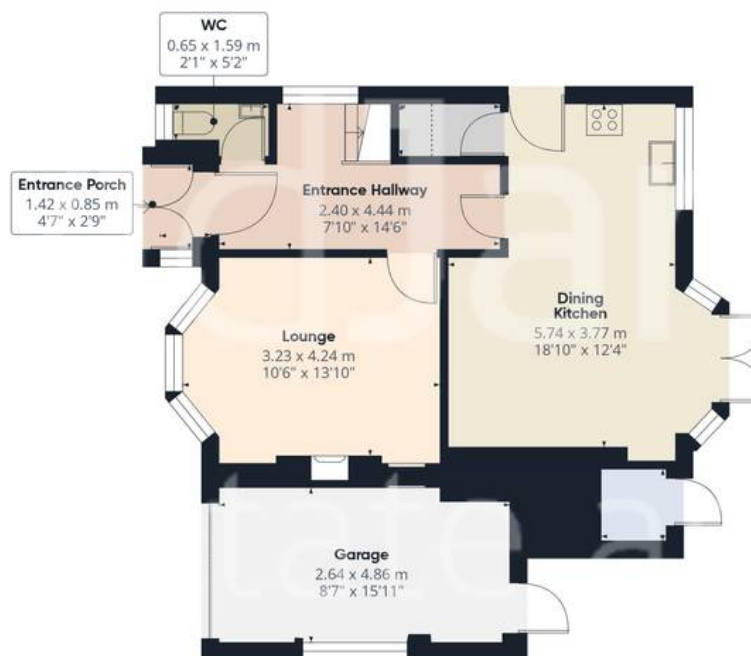
EPC Environmental Impact Rating: D

- Stylishly-presented traditional detached family home
- Within easy reach of Arnold's nearby shops and supermarkets
- Close to sought-after schools and frequent transport links
- Welcoming entrance hall with a convenient cloakroom/WC
- Good-sized and bright lounge featuring a large bay window and an attractive feature fireplace
- Stunning open-plan dining kitchen with integrated appliances and French doors to the garden
- Recently recarpeted first floor with three tastefully decorated bedrooms
- Fully-tiled four-piece family bathroom with a walk-in shower and underfloor heating
- Generous and south-westerly facing rear garden with lawn, patio seating space and established planting
- Driveway and garage with an electric door providing multi-vehicle parking









Floor 0



Floor 1

Approximate total area⁽¹⁾

99.9 m²

1077 ft²

Reduced headroom

0.4 m²

4 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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