71 Arnot Hill Road, Arnold - NG5 6LN

Guide Price **£325,000 - £350,000**

DavidJames
the estate agent

71 Arnot Hill Road

Arnold, Nottingham

GUIDE PRICE £325,000-£350,000 Beautifully presented three bedroom detached home in the sought-after location of Arnold, with generous open-plan dining/kitchen, conservatory and contemporary bathroom.
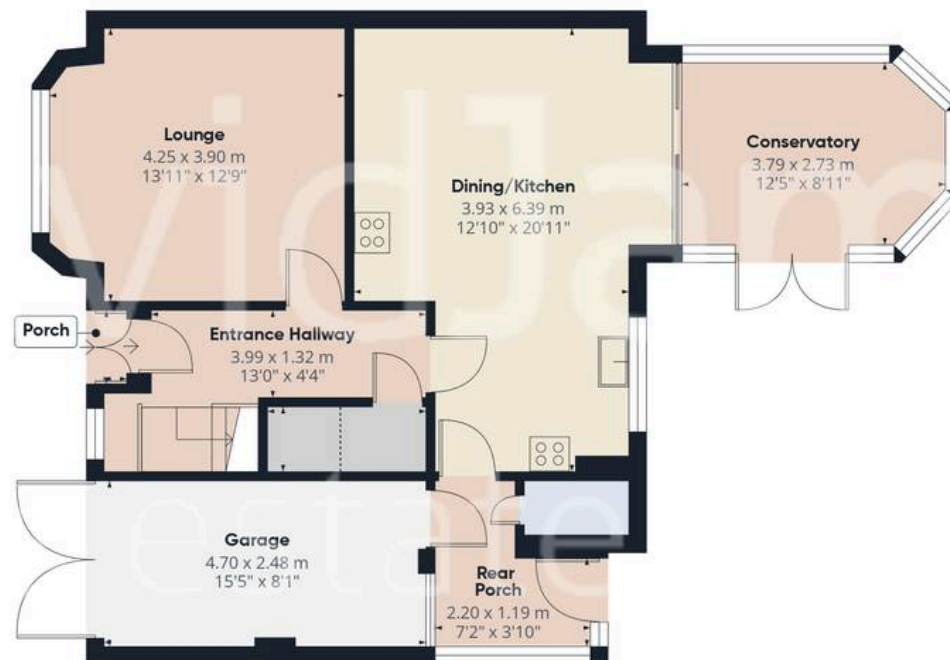Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Beautifully presented detached house in an excellent location
- Walking distance to Arnold's shops, supermarkets, schools and frequent bus services
- Bright and spacious lounge with feature bay window
- Good-sized and well-equipped open-plan dining/kitchen with wood-effect kitchen units
- Light-filled conservatory with beautiful garden views for year-round enjoyment
- Three bedrooms (two generously sized double rooms with the main bedroom having built-in wardrobes)
- Stylish contemporary family bathroom with freestanding bath and separate walk-in shower
- Integrated garage and additional rear porch with useful storage cupboard
- Generous rear garden with feature patio seating/dining area and pond
- Driveway with parking for two vehicles

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Floor 0

Lounge
4.25 x 3.90 m
13'11" x 12'9"

Dining/Kitchen
3.93 x 6.39 m
12'10" x 20'11"

Conservatory
3.79 x 2.73 m
12'5" x 8'11"

Porch

Entrance Hallway
3.99 x 1.32 m
13'0" x 4'4"

Garage
4.70 x 2.48 m
15'5" x 8'1"

Rear Porch
2.20 x 1.19 m
7'2" x 3'10"

Floor 1

Bedroom Two
4.24 x 3.88 m
13'10" x 12'8"

Bedroom One
3.90 x 3.91 m
12'9" x 12'10"

Bedroom Three
1.93 x 2.35 m
6'4" x 7'8"

Landing

Bathroom
2.87 x 2.30 m
9'5" x 7'6"

Approximate total area[1]

113.1 m²

1217 ft²

Reduced headroom

0.9 m²

9 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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