



**142a Coppice Road, Arnold – NG5 7GT**

Guide Price **£290,000**

**DavidJames**  
the estate agent





## 142a Coppice Road

Arnold, Nottingham

Well-presented 2 bedroom detached dormer bungalow close to Arnold's amenities and bus links. Spacious lounge, stunning dining/kitchen, bathroom, downstairs shower room and south-westerly rear garden.

Council Tax band: C

Tenure: Freehold

- Well-presented detached dormer bungalow
- Excellent location within walking distance of Arnold's amenities, shops and frequent bus services
- Bright and spacious lounge with feature gas fireplace and French doors overlooking the rear garden
- Welcoming entrance hallway with useful under stairs cupboard
- Modern downstairs shower room with mains dual-head rainfall shower
- Stunning open-plan dining/kitchen with shaker style units and integrated appliances
- Two well-presented double bedrooms (both with wardrobe storage cupboards)
- Three-piece traditional bathroom suite with feature double ended bath
- Good-sized south-westerly rear garden with paved patio seating area and lawn
- Double width driveway with ample off-street parking















Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

78.3 m<sup>2</sup>

844 ft<sup>2</sup>

**Reduced headroom**

2 m<sup>2</sup>

21 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.

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## David James Estate Agents

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