



11 Byrne Court, Arnold – NG5 6RN

Guide Price **£325,000**

DavidJames
the estate agent



11 Byrne Court

Arnold, Nottingham

Well-presented 3 bed family home with impressive views! Modern dining kitchen, spacious lounge and a large garden alongside a drive and garage – all close to Mapperley and Arnold's amenities!

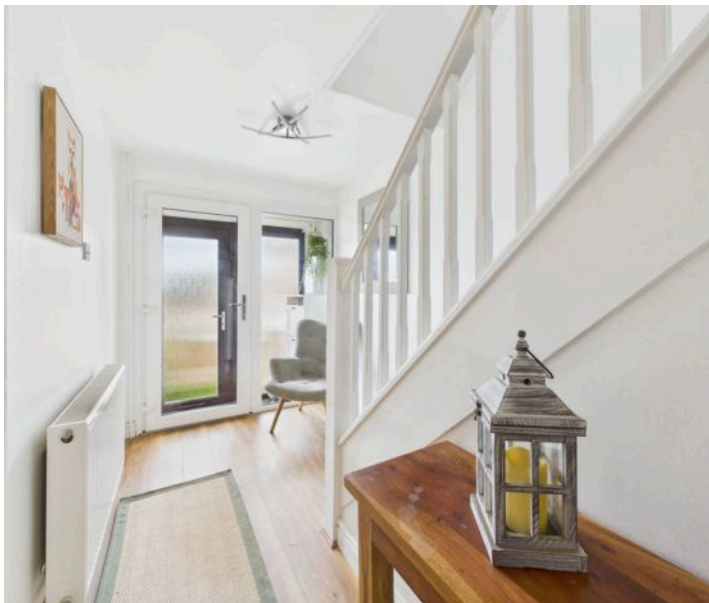
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Well-presented link-detached family home
- Elevated cul-de-sac position with impressive far-reaching views over the surrounding area
- Ideally positioned for both Arnold and Mapperley's amenities, popular schools and transport links
- Spacious open-plan dining/kitchen area with integrated appliances and garden views
- Bright lounge with feature fireplace and large picture window framing scenic views
- Three bedrooms (including two generous double bedrooms)
- Modern shower room with a double-width cubicle and separate WC
- Corner position offers a large and private rear garden with mature trees and established planting
- Windows recently replaced under the current ownership
- Block-paved driveway leading to a useful attached garage









Floor 1

Approximate total area⁽¹⁾

90.5 m²

973 ft²



Floor 2

(1) Excluding balconies and terraces

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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