



123 Arnold Lane, Gedling – NG4 4HF

Guide Price **£425,000 – £450,000**





123 Arnold Lane

Gedling, Nottingham

GUIDE PRICE £425,000–£450,000 Stylish split-level detached home offering stunning open-plan living, 4 beds and a multi-vehicle driveway alongside a low-maintenance southerly-facing garden.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Stylish and beautifully-presented split-level detached home
- Well-suited to families, professionals or buyers seeking adaptable living space
- Conveniently positioned with easy access to local amenities and transport
- Stunning open-plan living/dining kitchen with a central breakfast island and bifold doors
- Utility room and pantry providing practical storage and functional space
- Four generous double bedrooms (neutrally decorated and finished with soft carpeting)
- Primary bedroom with en-suite featuring a rainfall shower and underfloor heating
- Sleek bathroom including double shower enclosure, jacuzzi-style bath and underfloor heating
- Southerly-facing low-maintenance garden with a patio, artificial lawn, sun awning and timber gazebo
- Driveway with EV charging point









Floor 0

Approximate total area⁽¹⁾

147.9 m²

1593 ft²

Reduced headroom

0.1 m²

1 ft²



Floor 1

(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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