



54 Acton Road, Arnold – NG5 7AD

Guide Price **£240,000**

DavidJames
the estate agent



54 Acton Road

Arnold, Nottingham

Well-presented semi-detached home located just a short walk from Arnold's excellent amenities! Bright living spaces, bespoke kitchen, contemporary shower room, generous garden, garage and a driveway!

Council Tax band: B

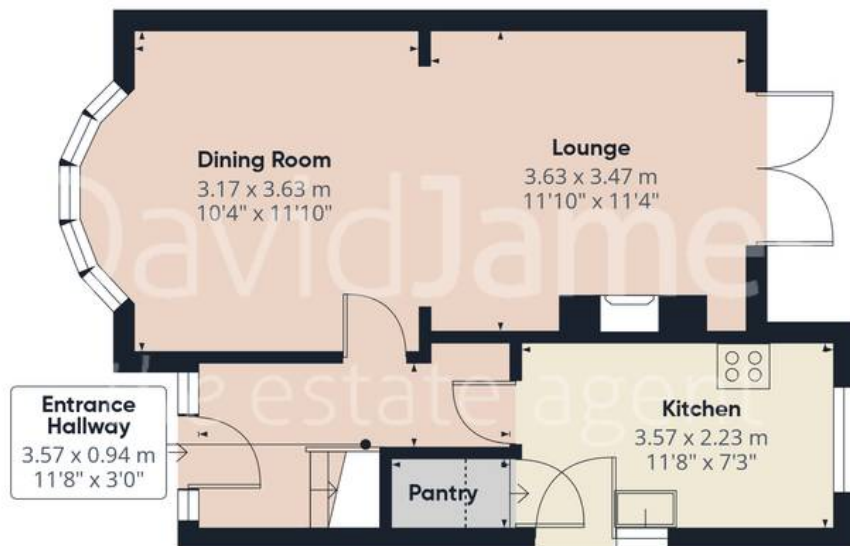
Tenure: Freehold

- Well-presented semi-detached home
- Central Arnold location within walking distance of shops and amenities
- Conveniently positioned for sought-after schools and bus links
- Elegant rear lounge with a feature fireplace and French doors opening to the garden
- Light-filled separate dining room boasting a beautiful front aspect bay window
- Bespoke shaker style kitchen with a range of integrated appliances
- Three well-proportioned bedrooms providing versatile accommodation
- Modern three-piece shower room with dual head electric shower
- Good size rear and side gardens with excellent extension potential (subject to planning)
- Detached garage and front driveway providing valuable off-street parking









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

74.6 m²
803 ft²

Reduced headroom

0.6 m²
6 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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