



6 Ludgate Close, Arnold – NG5 9QQ

Guide Price £300,000 – £325,000



6 Ludgate Close

Arnold, Nottingham

GUIDE PRICE £300,000-£325,000 Charming detached home with 4 beds, spacious lounge, dining kitchen, conservatory and garden plus a driveway and easy access to local schools and Bestwood Country Park!

Council Tax band: C

Tenure: Freehold

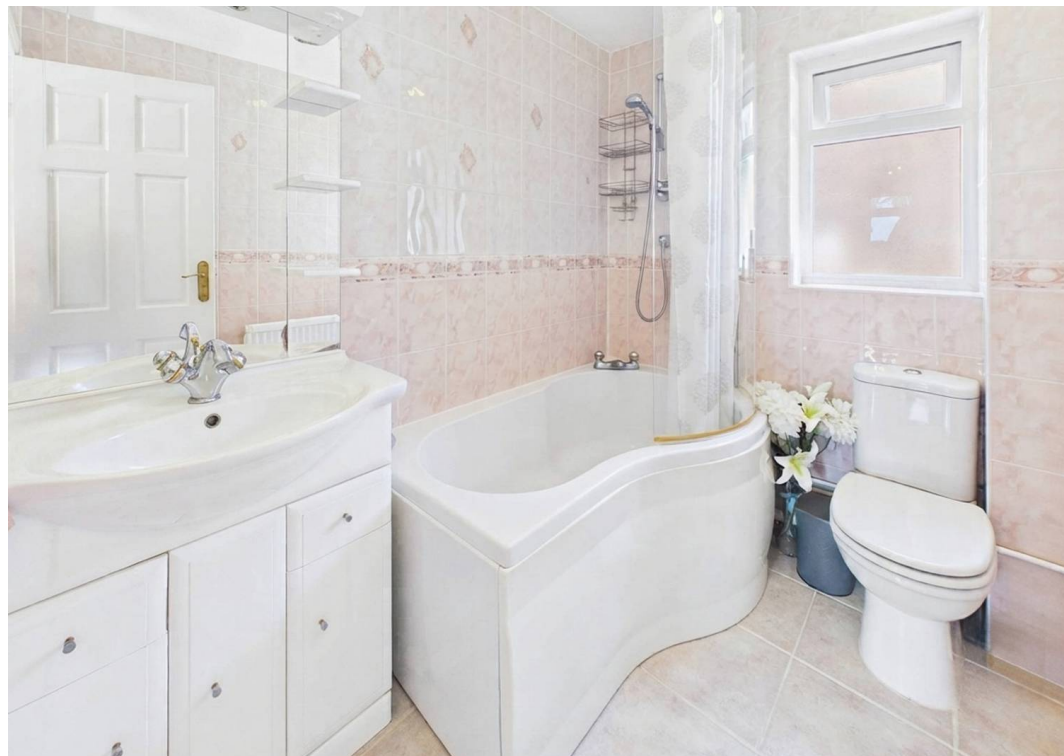
EPC Energy Efficiency Rating: D

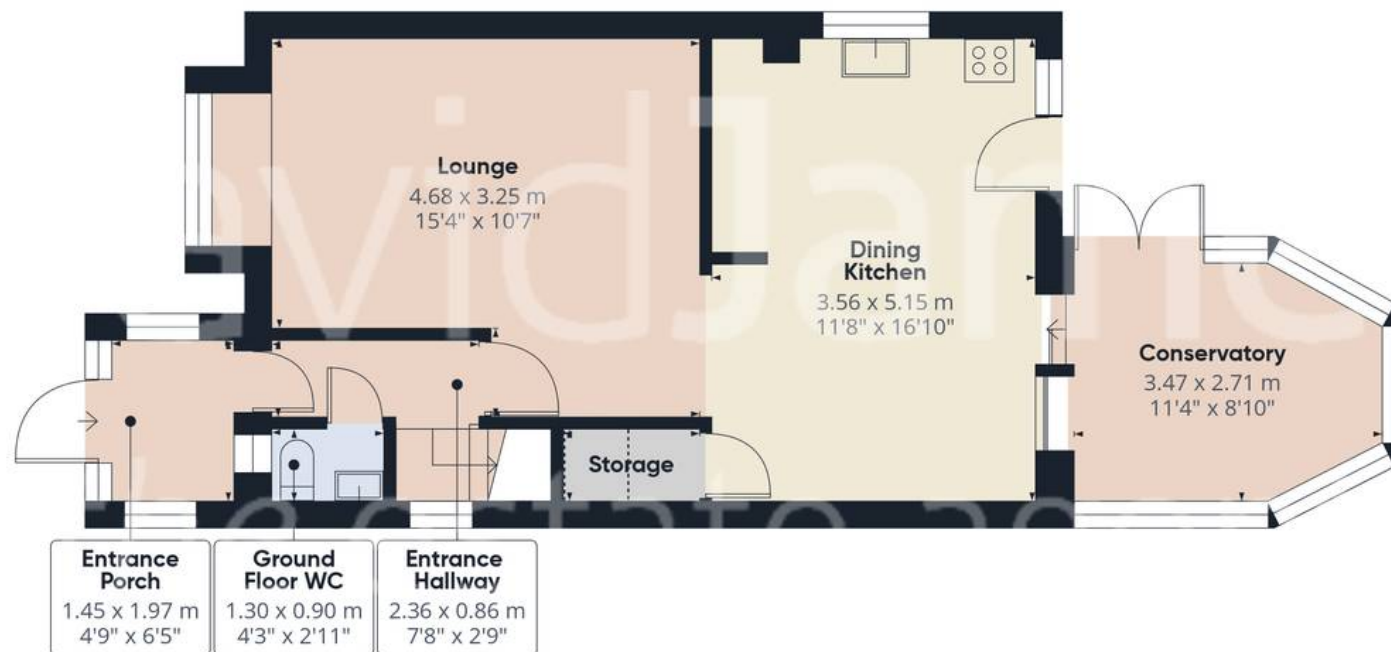
EPC Environmental Impact Rating: D

- Detached family home
- Close to local schools, bus services and the stunning Bestwood Country Park
- Welcoming porch and entrance hallway with a useful ground floor WC
- Spacious lounge with a feature bay window and fireplace
- Open-plan dining kitchen with integrated cooking appliances
- Light-filled conservatory with views over the rear garden
- Four well-proportioned first-floor bedrooms
- Three-piece first floor family bathroom
- Established rear garden with block paved patio and lawn
- Block paved front driveway and side gated access

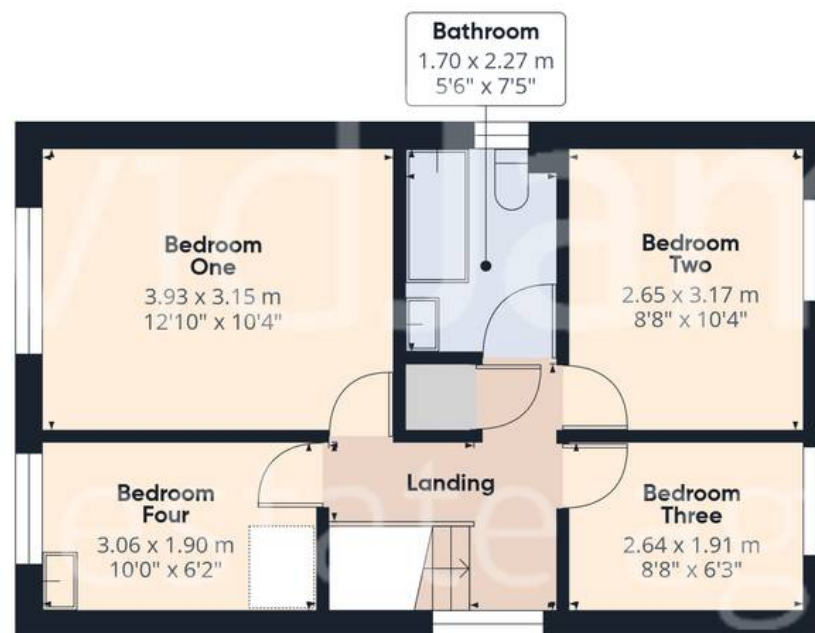








Floor 0



Floor 1

Approximate total area⁽¹⁾

96 m²

1032 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.

GIRAFFE360





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