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**DavidJames**  
the estate agent

**Byrne Court, Arnold, Nottingham, NG5 6RN**

**Guide Price £600,000**

# About This Property

This individual detached family home presents an exceptional opportunity for those seeking versatile living spaces combined with a prime location! Tucked away at the end of Byrne Court, this property sits perfectly positioned to utilise the amenities of both Arnold and Mapperley as well as the nearby schools and bus services.

Upon entering, the welcoming hall grants internal access to the spacious double garage and also to 2 double bedrooms and a shower room.

Ascending the stairs reveals a stunning first-floor landing, highlighted by a striking roof lantern that bathes the area in natural light, complemented by an electric thermal blind. A spacious lounge offers beautiful views to the front whilst the dining room features sliding doors for seamless indoor-outdoor connectivity. The modern kitchen is equipped with a range of integrated appliances including a double oven, gas hob, microwave, dishwasher and both a full height fridge and freezer. A separate utility room accommodates laundry appliances.

Among the 3 upstairs bedrooms, bedroom 5 is currently utilized as a home office, showcasing a unique window design that maximizes light and utility. The main bedroom boasts fitted wardrobes and a sleek en-suite shower room/WC. An additional family bathroom serves the remaining rooms with a contemporary suite.

Additionally, this home features gas central heating with a Hive smart thermostat, alongside a thermal solar panel water heating system and PV solar panels. These energy-efficient solutions not only reduce utility costs but also benefit from an advantageous feed-in tariff with 11 years remaining from August 2024.

Externally, the property excels with a picturesque south-easterly facing garden, complete with manicured lawns and patio areas alongside a greenhouse, shed and summerhouse. The driveway accommodates multiple vehicles and leads to both a single garage and the main double garage, equipped with twin remote doors, an EV charger and essential utilities.



- Individual detached family home
- Prime location within easy reach of both Arnold and Mapperley's amenities
- Beautifully-presented throughout
- Feature central landing with stunning feature roof lantern
- Spacious lounge with stunning views and separate dining room
- Modern breakfast kitchen with adjoining utility room
- Five bedrooms (bedroom five/current home office)
- Modern family bathroom, separate ground floor shower room and en-suite
- Superb south-easterly facing lawned garden with patio seating areas
- Driveway, double garage and further single garage







Floor 0



Floor 2

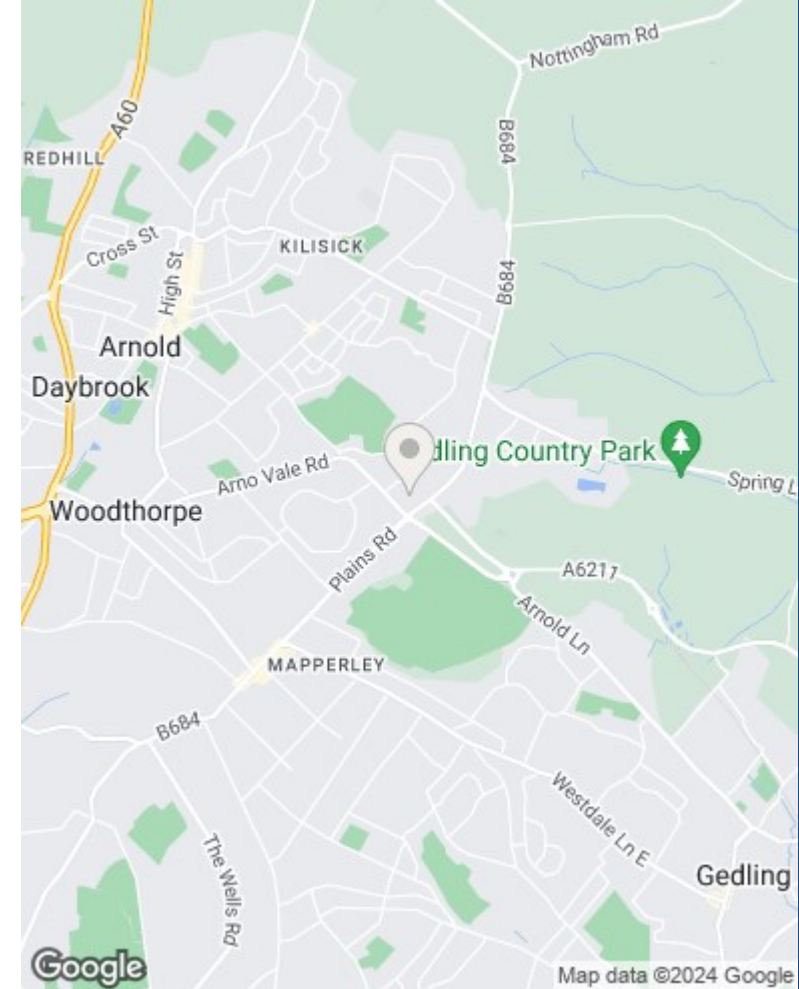


Approximate total area\*\*  
233.75 m<sup>2</sup>  
2516.09 ft<sup>2</sup>

(\*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Council Tax Band: C**  
**Gedling Borough Council**  
**Freehold**

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