



DavidJames
the estate agent

Acton Road, Arnold, Nottingham, NG5 7AB

Guide Price £270,000

About This Property

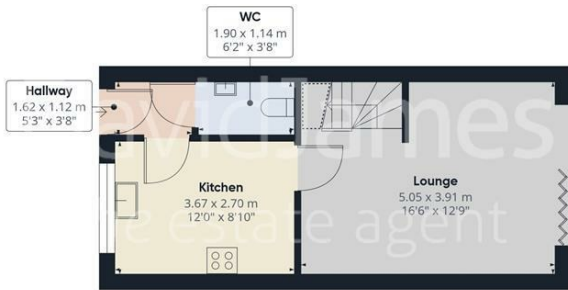
Step inside this striking new build, a three-storey semi-detached house in Arnold with the benefit of new floor coverings throughout and the reassurance of a 10 year construction guarantee. Across its first and second floors, it houses three bedrooms, each designed with the contemporary lifestyle in mind. From the moment you enter the hallway, you're greeted by the durability and sleek aesthetics of LVT flooring, leading to a convenient ground floor WC, with half height tiling and matching LVT flooring. The lounge and dining area, a fluid space for entertainment and relaxation, extends seamlessly through bi-fold doors to the rear garden. The kitchen features high gloss handleless units, granite-effect work surfaces and a full suite of integrated appliances. Ascend to the first floor where a bathroom awaits, complete with a mains shower, vanity unit, and an illuminated mirror with a shaving point. The second-floor hosts an ample storage area and another shower room with a skylight window, injecting daylight into your daily routine. There is combination gas central heating with the benefit of a 10 year warranty, UPVC double glazing, with the added security of a sturdy composite entrance door and a fire alarm system with sprinklers within the lounge. PV sola panels, cut electricity bills, reduce your carbon footprint and provides and income for any extra energy the panels generate. Outside a driveway provides ample forecourt space with an EV charging point. The enclosed lawned rear garden, complete with an outside electric point, wall lights and patio, offers a private slice of the outdoors to unwind or entertain.



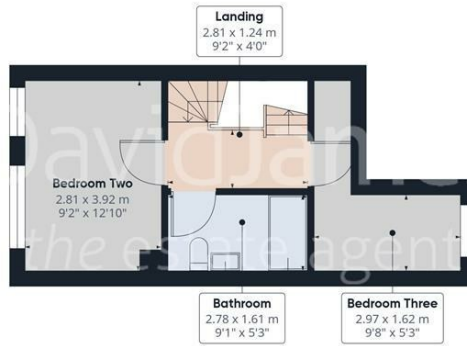
- New build three storey semi detached house finished to a high standard with 10 year construction guarantee
- Three bedrooms set over the first and second floors
- Entrance hall with LVT flooring, ground floor Wc with washbasin, half height tiling and LVT flooring
- Lounge/dining room with bi-fold doors to the rear garden
- Kitchen with modern high gloss handleless units and granite effect work surfaces, integrated oven, hob, extractor, dishwasher, washing machine and fridge/freezer
- First floor bathroom/Wc with white suite, mains shower and vanity unit with storage as well as feature illuminated vanity mirror
- Second floor shower room/Wc with corner shower cubicle with mains shower, feature illuminated vanity mirror and skylight window
- Combination gas central heating (10 year warranty) and grey UPVC double glazing with a composite entrance door
- PV sola panels provide reduce electricity bills and a fire alarm system has sprinklers within the lounge.
- Driveway will provide off road forecourt parking. Enclosed lawned rear garden with large patio area



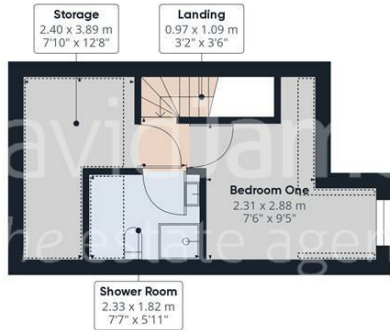




Floor 0



Floor 1



Floor 2



Approximate total area*

85.63 m²
921.73 ft²

Reduced headroom

10.14 m²
109.19 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

Council Tax Band: New Build

Freehold

DavidJames
the estate agent

David James Estate Agents
100 Front Street, Nottingham, NG5 7EJ
t: 0115 955 5550 e: arnold@david-james.com

