



DavidJames
the estate agent

Norbett Road, Arnold, Nottingham, NG5 8EB

Guide Price £210,000

About This Property

GUIDE PRICE £210,000 - £220,000 This semi-detached home presents an exceptional opportunity for those stepping onto the property ladder, offering a beautifully presented interior and situated a mere stroll from Arnold's vibrant selection of shops, bars and dining options as well as frequent bus services to Nottingham City Centre.

Upon entering, you're greeted by a welcoming hallway that leads into a bright and spacious lounge/dining room. This main living area is highlighted by a charming box window that floods the space with natural light, creating an inviting atmosphere for both relaxation and entertaining. Adjacent to the lounge is a modern kitchen, boasting a breakfast bar seating area, French doors opening to the garden and an integrated double electric oven, gas hob and extractor. Additional space is available for freestanding appliances. The kitchen also provides access to a ground floor WC whilst the lounge hosts a convenient understairs storage cupboard with space for a tumble-dryer.

The first floor houses two comfortable bedrooms, with the main bedroom featuring fitted wardrobes. A contemporary bathroom equipped with a three-piece white suite and a towel radiator finishes the level.

Outside, the property occupies a generous corner plot with a well-maintained lawn and patio seating areas, offering a retreat for outdoor relaxing. The garden is complemented by lock-up gates to the side, presenting the potential for off-street parking with the appropriate drop-kerb permissions.

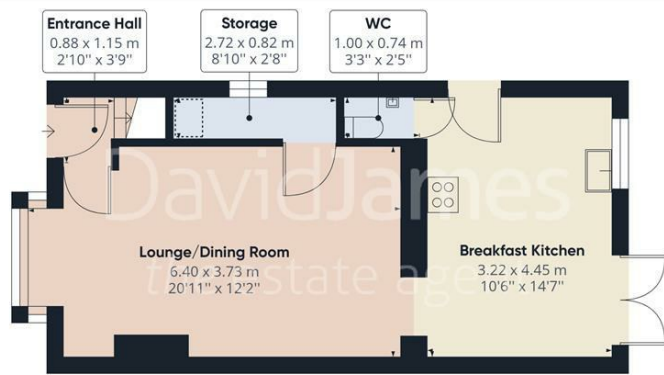
This home is a true gem, perfectly suited for those seeking a move-in ready property in a location!



- Semi-detached house
- Perfect for first-time buyers
- Beautifully-presented throughout
- A short walk from Arnold's shops, eateries and frequent bus services
- Bright and spacious lounge/dining room with box window
- Ground floor WC and useful understairs storage
- Modern breakfast kitchen with integrated appliances and French doors
- Two bedrooms (main bedroom with fitted wardrobe)
- Superb modern bathroom with white three-piece suite
- Generous corner plot lawned garden with patio area and potential to create parking







Floor 0



Floor 1



Approximate total area⁽¹⁾
66.59 m²
716.72 ft²

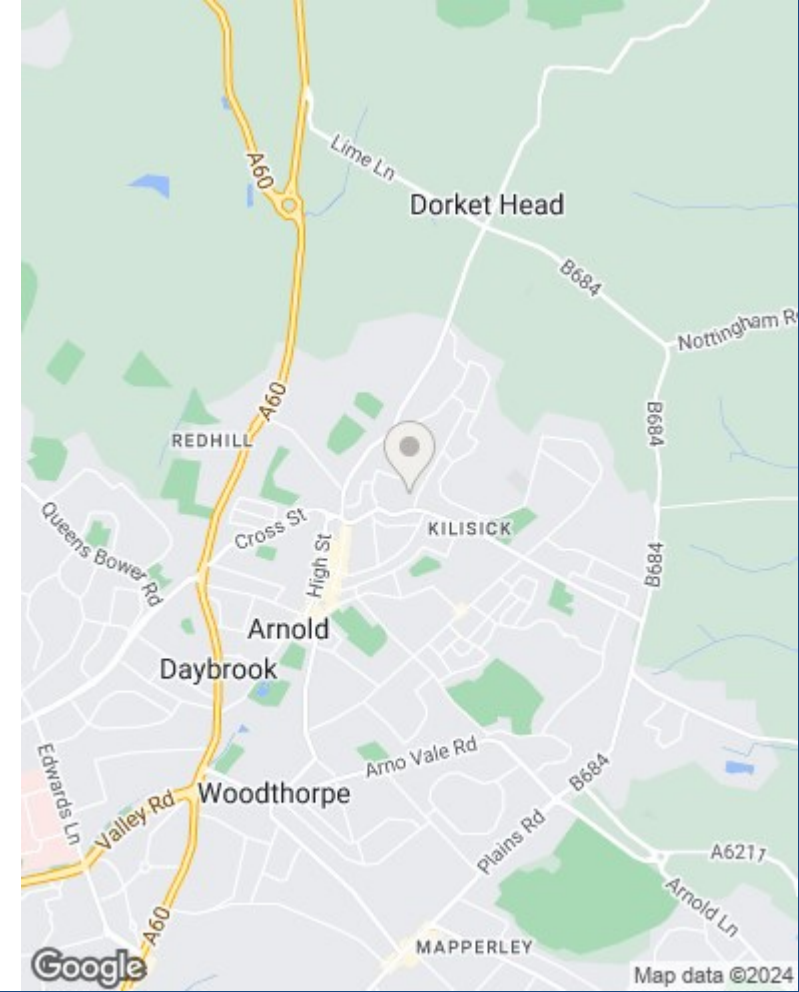
Reduced headroom
0.37 m²
3.99 ft²

(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.

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Council Tax Band: B
Gedling Borough Council
Freehold

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