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DavidJames
the estate agent

Shandwick Close, Arnold, Nottingham, NG5 8AZ

Guide Price £300,000

About This Property

Guide Price £300,000 - £325,000. Situated on a quiet cul-de-sac just a short walk away from the stunning Hobbucks Nature Reserve is this 3 bedroom detached family home which is ideally positioned to take advantage of Arnold's variety of schools, shops and transport links to the city! The ground floor accommodation comprises an entrance hall with access to a shower wet room, spacious lounge, a separate versatile dining/sitting room with patio doors to the garden as well as a stunning breakfast kitchen with a feature central island with seating area and a generous range of units with integrated appliances including an electric oven, microwave, 4-ring gas hob, dishwasher, fridge and freezer. Upstairs, the 3 bedrooms are complemented by a variety of in-built wardrobes as well as a modern family bathroom which is fitted with a 3-piece white suite with the addition of an electric over-bath shower and a towel radiator. Outside, the garden has a paved patio with an initial covered seating area which in turn leads to a lawn with low-maintenance borders. A pedestrian door to the side of the former-garage leads to a versatile now-outbuilding which is currently utilised as a utility/work room with power, lighting. A further door to the front provides access to the driveway for off-street parking.



- Detached family home
- Entrance hall with shower wet room
- Good-sized lounge
- Separate versatile dining/sitting room
- Stunning breakfast kitchen with feature island and integrated appliances
- Modern bathroom with 3-piece modern white suite
- Low-maintenance lawned garden with initial covered patio seating area
- Former garage providing utility/workshop space
- Driveway providing off-street parking
- Cul-de-sac location close to Hobbucks Nature Reserve







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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Approximate total area⁽¹⁾

94.99 m²

1022.45 ft²

(1) 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.

GIRAFFE360



Council Tax Band: C
Gedling Borough Council
Freehold

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