



£425,000

Arnold Lane, Gedling, Nottingham NG4 4HA

EPC Rating D



Immaculately presented detached family home with double garage complete with study/work space above!

In brief, the accommodation spans two floors and comprises; an entrance hallway with wood flooring, stairs to the first floor, under stair storage cupboard and cloaks cupboard, also housing the boiler. WC with wash hand basin. Living room with a gas fire suite, dual aspect windows and wood flooring which continues to the dining room and open plan snug which features a vaulted ceiling and bi-folding doors onto the rear garden. The kitchen breakfast room, also featuring a vaulted ceiling with Skylight windows, has French doors onto the rear garden and the wooden work surface incorporates a breakfast bar. There is also a panty, an integrated washing machine and dishwasher and spaces for American style fridge/freezer and large cooker.

To the first floor is a landing with built in double storage cupboard, three double bedrooms with a modern en-suite shower room to the master bedroom. The bathroom has been re-fitted with a four piece suite including a bath and separate shower cubicle.

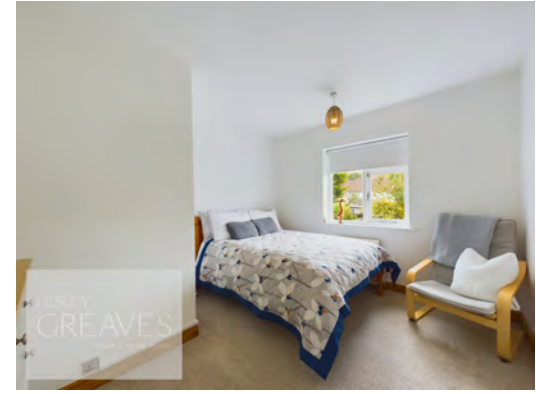
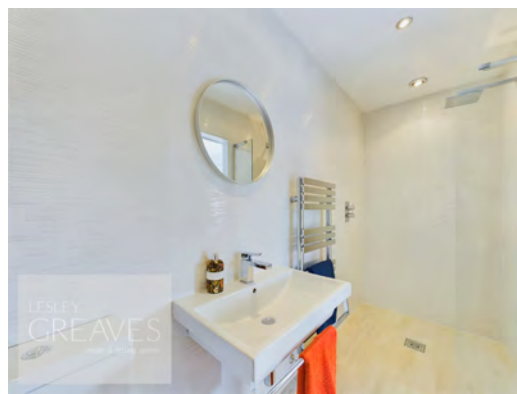
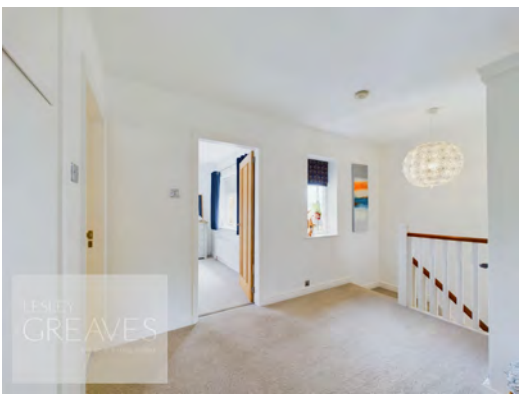
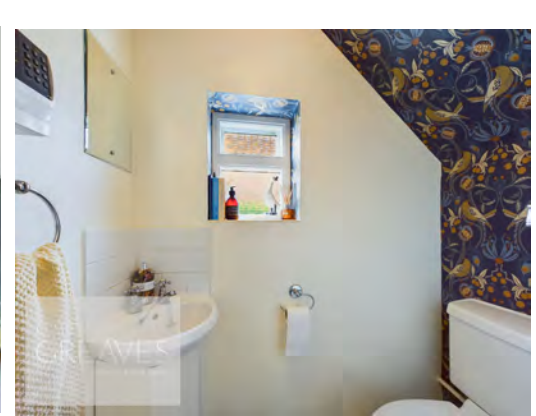
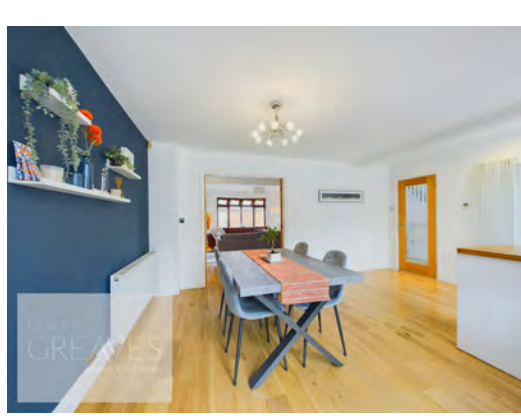
There is a block paved driveway to the front providing off street parking for several vehicles and gated access at the side. The rear garden has been landscaped with a paved patio area, lawn and barked area to the rear.

Gedling is a popular and well-established residential area close to schools, shops, pubs, restaurants, public transport and leisure facility. It is also well known for its Country Park which has a play area and café.

- Freehold
- Council tax band D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



ENTRANCE HALL 11' 7" x 6' 10" (3.53m x 2.08m)

WC 5' 1" x 2' 6" (1.55m x 0.76m)

LIVING ROOM 18' 2" x 16' 11" (5.54m x 5.16m)

KITCHEN DINER FAMILY ROOM

KITCHEN AREA 13' 11" x 11' 11" (4.24m x 3.63m)

DINING AREA 16' 7" x 11' 3" (5.05m x 3.43m)

SNUG 9' 1" x 7' 6" (2.77m x 2.29m)

LANDING 10' 3" x 7' 2" (3.12m x 2.18m)

FAMILY BATHROOM 7' 9" x 7' 1" plus door recess (2.36m x 2.16m)

MASTER BEDROOM 12' 7" x 10' 7" (3.84m x 3.23m)

EN-SUITE 10' 5" x 3' 10" (3.18m x 1.17m)

BEDROOM TWO 13' 2" x 11' 3" (4.01m x 3.43m)

BEDROOM THREE 11' 5" x 10' 4" into recess
(3.48m x 3.15m)

DOUBLE GARAGE 17' 10" x 16' 0" (5.44m x 4.88m)

STUDY 16' 4" x 15' 11" reduced head height (4.98m x 4.85m)



COUNCIL TAX BAND: D

LOCAL AUTHORITY: Gedling Borough Council