



£425,000 - £450,000

GUIDE PRICE

GREENDALE ROAD
ARNOLD

- RENOVATED TO HIGH STANDARD THROUGHOUT
- SOLAR PANELS
- GARDEN ROOM WITH BI-FOLDING DOORS
- RE-WIRED
- NEW HEATING SYSTEM
- UTILITY ROOM
- EPC B



Meticulously Renovated Detached Family Home with Modern Amenities

THIS METICULOUSLY RENOVATED DETACHED FAMILY HOME, PRESENTED IN SHOW HOME CONDITION, OCCUPIES A PRIME CORNER PLOT AND IS A MUST-SEE PROPERTY. THE COMPREHENSIVE RENOVATIONS INCLUDE A FULL RE-WIRE, A NEW HEATING SYSTEM, AND REPLACEMENT WINDOWS AND DOORS. THE PROPERTY ALSO BOASTS MODERN AMENITIES SUCH AS WI-FI WITH DATA SOCKETS, AN ALARM SYSTEM, AND SOLAR PANELS WITH ELECTRIC BATTERY STORAGE.

UPON ENTERING, THE HALLWAY FEATURES TILED FLOORING AND STAIRS TO THE FIRST FLOOR WITH A SLEEK GLASS BANISTER. THE VERSATILE OFFICE SPACE CAN ALSO SERVE AS A BEDROOM, SNUG, OR PLAYROOM. THE GROUND FLOOR INCLUDES A CONVENIENT WC WITH A WASH HAND BASIN, WITH THE TILED FLOORING CONTINUING THROUGH TO THE UTILITY ROOM AND KITCHEN/BREAKFAST AREA. THE UTILITY ROOM IS WELL-APPOINTED WITH STORAGE UNITS, A CLOAKS CUPBOARD, A BENCH WITH BUILT-IN SHOE STORAGE, AND SPACE FOR A WASHING MACHINE AND TUMBLE DRYER. THE MODERN KITCHEN IS EQUIPPED WITH AN OVEN, COMBINATION OVEN, INDUCTION HOB, EXTRACTOR, INTEGRATED FRIDGE FREEZER, AND DISHWASHER, WITH A QUARTZ WORK SURFACE AND BREAKFAST BAR. THE KITCHEN SEAMLESSLY OPENS INTO THE DINING AREA, WHICH FEATURES FRENCH DOORS LEADING TO THE GARDEN AND CONNECTS TO THE LIVING ROOM.

THE FIRST FLOOR OFFERS A GALLERIED LANDING WITH ACCESS TO A LOFT ROOM AND BUILT-IN STORAGE. THERE ARE FOUR WELL-SIZED BEDROOMS, TWO OF WHICH HAVE FITTED WARDROBES. THE NEWLY FITTED FAMILY BATHROOM INCLUDES A LUXURIOUS FOUR-PIECE SUITE WITH BOTH A BATH AND A SEPARATE SHOWER CUBICLE.

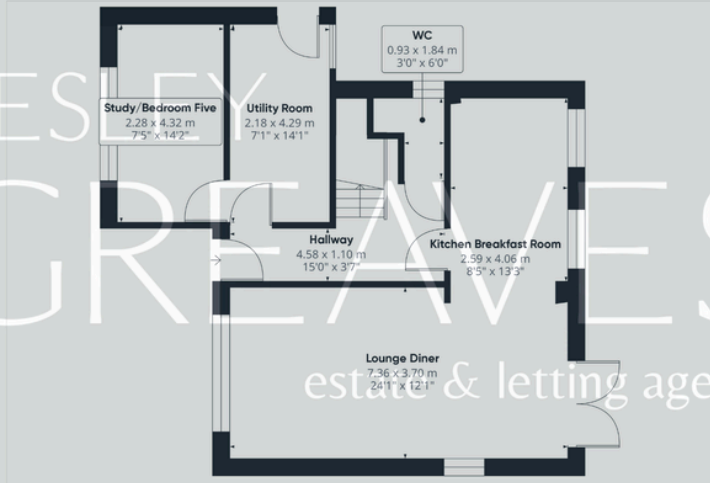
EXTERNALLY, THE PROPERTY OFFERS A BLOCK-PAVED DRIVEWAY AT THE FRONT AND A LANDSCAPED REAR GARDEN WITH DECKING, ARTIFICIAL GRASS, GATED SIDE ACCESS, AND SECURE FENCING. A NEWLY BUILT SUMMER HOUSE WITH BI-FOLDING DOORS, WI-FI, A SEPARATE ALARM, AND AN ADDITIONAL STORAGE AREA ADDS TO THE APPEAL.

LOCATED IN ARNOLD, A BUSTLING MARKET TOWN WITH EXCELLENT PUBLIC TRANSPORT LINKS TO NOTTINGHAM CITY CENTRE, THE PROPERTY IS CLOSE TO LOCAL PRIMARY AND SECONDARY SCHOOLS, SUPERMARKETS, A LEISURE CENTRE, EATERIES, PUBS, AND A VARIETY OF SHOPS.

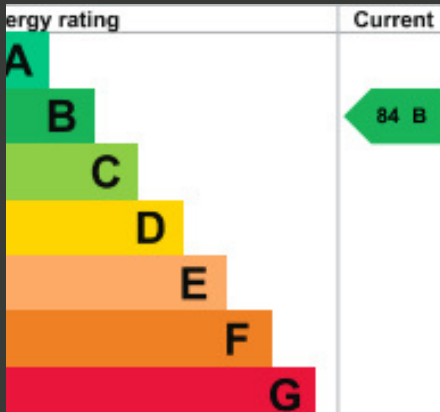
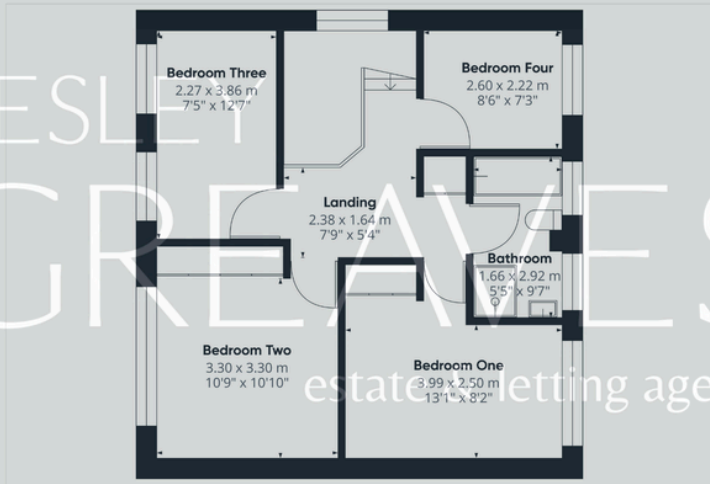
- FREEHOLD
- COUNCIL TAX; BAND D
- LOCAL AUTHORITY GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 161 SQ METERS



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