



100a Surgeys Lane, Arnold – NG5 8EY

Guide Price **£350,000**





100a Surgeys Lane

Arnold, Nottingham

Extended 4-bed semi-detached home in peaceful cul-de-sac. Modern dining-kitchen, versatile reception rooms, landscaped garden and off-street parking. Ideal for families, close to amenities and transport links.

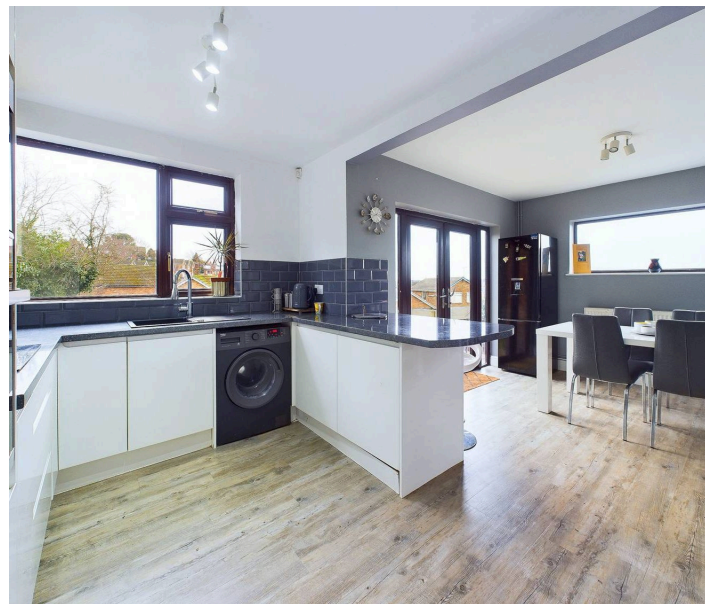
Council Tax band: C

Tenure: Freehold

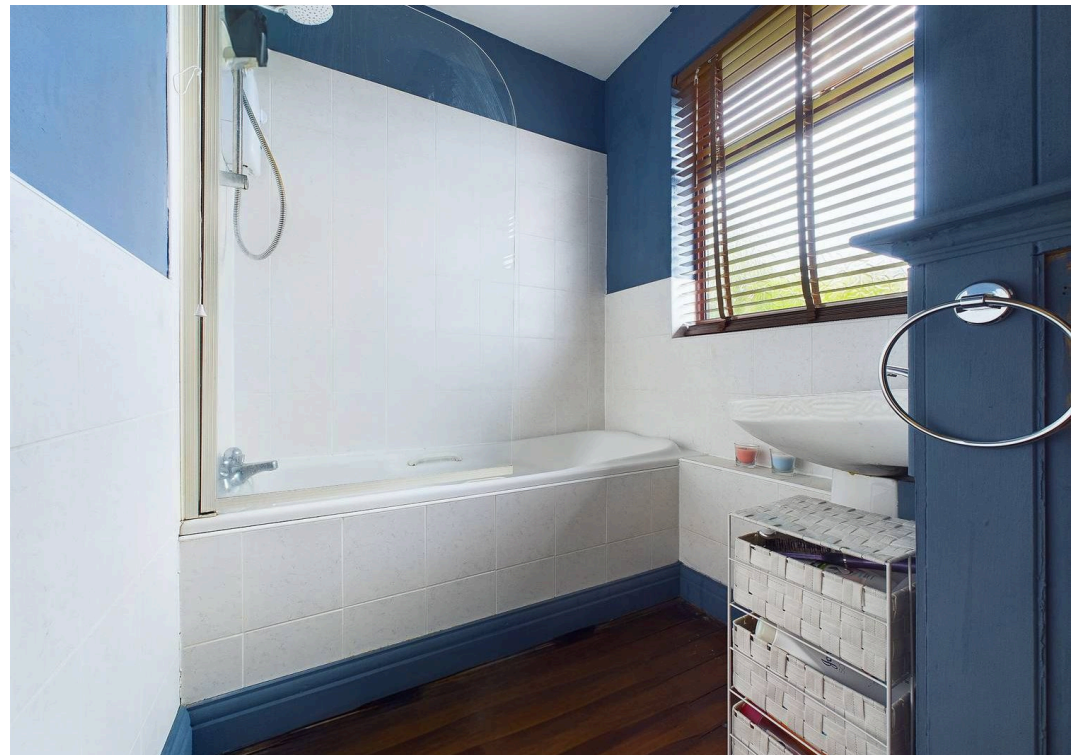
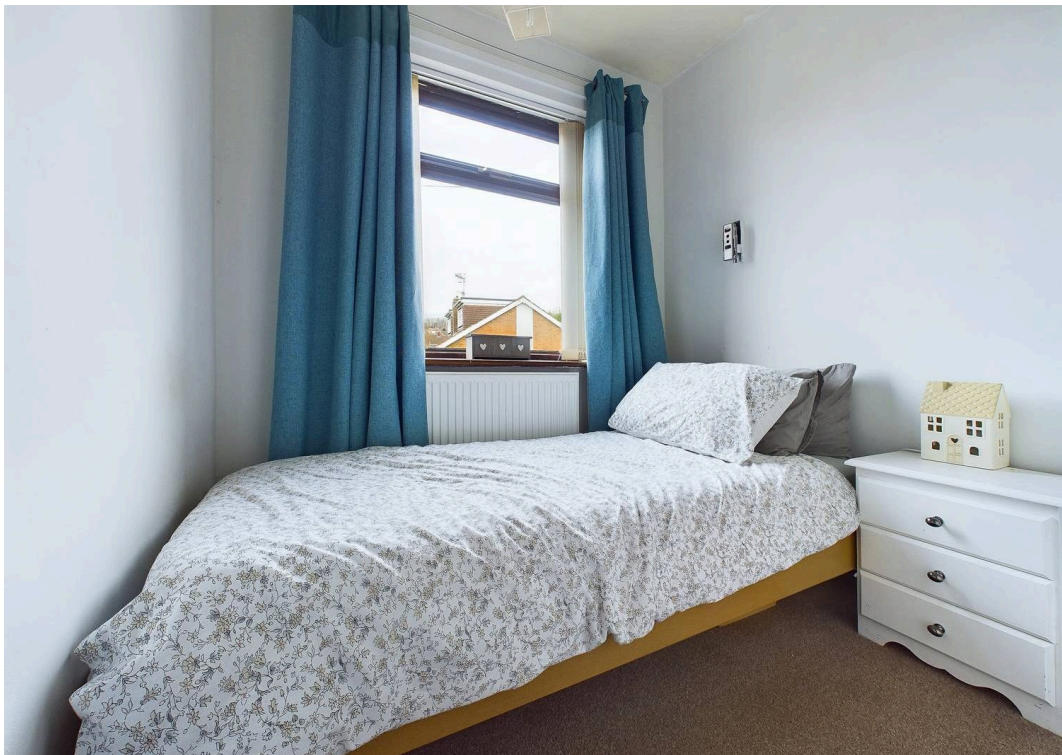
EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Extended detached house
- Four bedrooms including three double bedrooms and a versatile fourth guest bedroom/home office
- Two versatile reception rooms, currently utilised as a sitting room and a lounge/dining room
- Modern dining kitchen with range of integrated appliances, and French doors onto rear garden
- En-suite shower-room, bathroom and separate Wc for added convenience
- Tiered, landscaped rear garden with multiple zones for relaxation and entertaining
- Quiet cul-de-sac location offering privacy and tranquillity
- Off street parking for two or more vehicles









Floor 0

Approximate total area⁽¹⁾

114.02 m²

1227.29 ft²

Reduced headroom

0.51 m²

5.54 ft²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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