



42 Sidlaw Rise, Arnold – NG5 9PU

Guide Price **£350,000**

DavidJames
the estate agent



42 Sidlaw Rise

Arnold, Nottingham

Immaculately presented & extended 4 bed detached home close to shops, schools, bus links & Bestwood Country Park. 2 reception rooms, conservatory, en-suite WC, main bathroom & west-facing rear garden!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

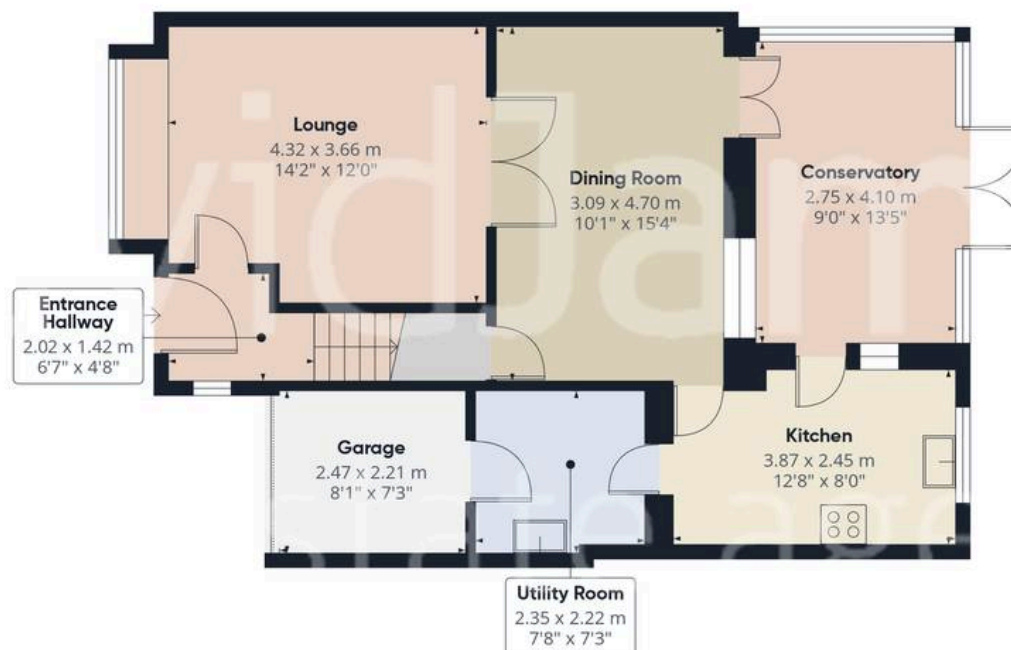
EPC Environmental Impact Rating: C

- Immaculately presented and extended detached family home on a quiet cul-de-sac
- Popular location close to local amenities, schools, transport links and Bestwood Country Park
- Bright and airy lounge with feature electric fire, bay window and double doors through to the dining room
- Separate dining-room with French doors and useful understairs storage cupboard
- Stylish shaker style kitchen with base and wall units plus integrated cooking appliances
- Spacious and light-filled conservatory with feature French doors overlooking the beautiful rear garden
- Four bedrooms (three bright and spacious double bedrooms, third bedroom with a two-piece en-suite)
- Stunning four-piece bathroom suite with feature freestanding bath and separate shower enclosure
- Integral garage (with an area presently being used as a utility) and driveway providing off-







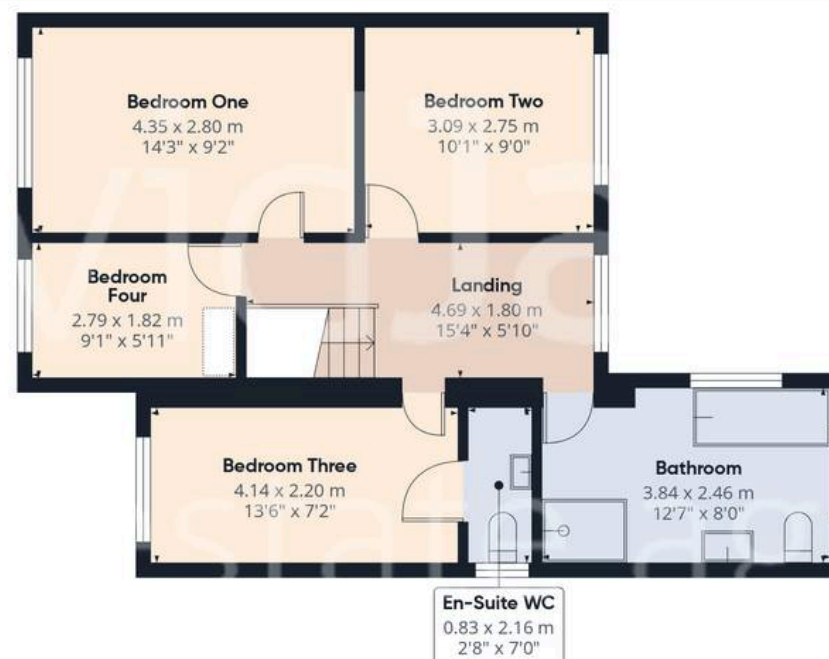


Floor 0

Approximate total area⁽¹⁾

119.5 m²

1286 ft²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • arnold@david-james.com • www.david-james.com

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