



**149 Arnold Road, Nottingham – NG5 5HQ**

Guide Price **£350,000**

**DavidJames**  
the estate agent





## 149 Arnold Road

Nottingham, Nottingham

Generously-sized five bed semi-detached family home with flexible accommodation over three floors and stylish open-plan living space – close to local shops, schools, bus links and City Hospital!

Council Tax band: A

Tenure: Freehold

- Generously-proportioned 5 bed semi-detached family home arranged over three floors
- Located within easy walking distance of local shops, schools and bus links with the City Hospital close by
- Useful entrance porch, stylish hallway, downstairs WC and underfloor heating across the ground level
- Superb open-plan living space with a large lounge area enjoying dual aspect windows
- Stunning shaker-style kitchen finished with Quartz worktops and centred around an impressive island alongside a range of integrated appliances
- Four bedrooms on the first floor (spacious main double bedroom with separate walk-in wardrobe)
- Generously-sized fifth double bedroom on the second floor with dedicated wardrobe storage area
- Modern fully tiled white bathroom suite with electric shower over the bath
- Gas central heating powered by a Worcester combination boiler
- Westerly-facing rear tiered garden with patio areas and large outbuilding with potential as a home office, gym or hobby space





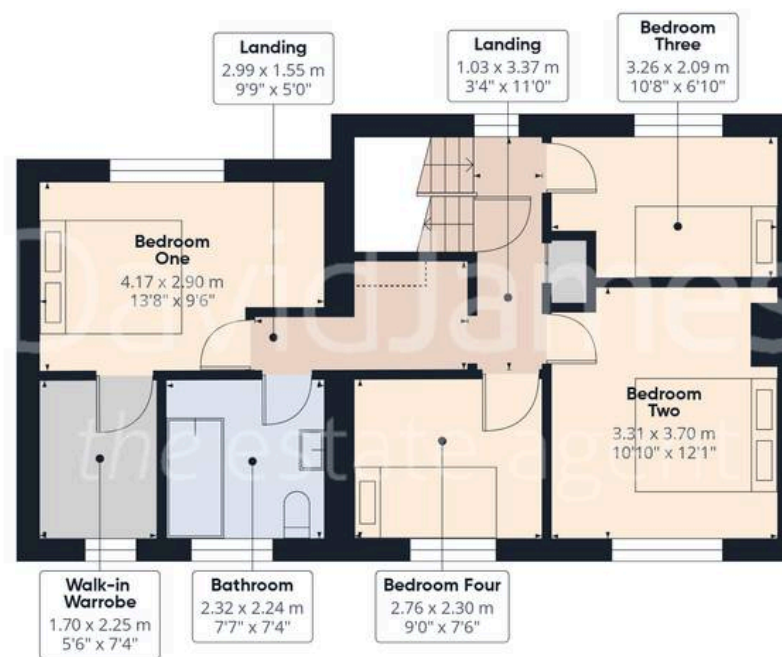




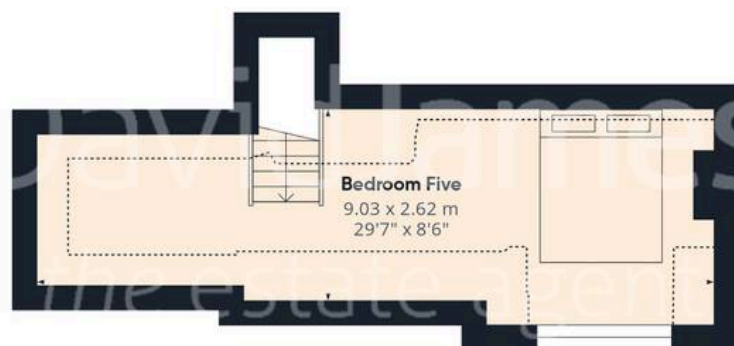




Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2



**Approximate total area<sup>(1)</sup>**

136.9 m<sup>2</sup>

1473 ft<sup>2</sup>

**Reduced headroom**

8.6 m<sup>2</sup>

92 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE360





## David James Estate Agents

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