



415 Gedling Road, Arnold – NG5 6PB

Guide Price **£300,000**



415 Gedling Road

Arnold, Nottingham

Detached four-bedroom family home with no upward chain! 2 reception rooms, breakfast kitchen, generous gardens, driveway & garage. Close to Mapperley & Arnold's amenities with scope to personalise!

Council Tax band: D

Tenure: Freehold

- Detached family home offered with no upward chain
- Within walking distance of transport links, schools and Mapperley's excellent amenities
- Ideal for families or buyers seeking to personalise and add value
- Spacious lounge with a large front-facing window
- Separate dining room ideal for family meals and entertaining
- Breakfast kitchen with space for informal dining and garden access
- Four bedrooms (including three well-proportioned double rooms)
- First floor bathroom with white three-piece suite and a convenient ground floor WC
- Generous lawned front garden and an enclosed rear garden with lawn and paved seating area
- Driveway and garage providing off-street parking for multiple vehicles









Floor 0



Floor 1



Approximate total area⁽¹⁾

106.1 m²

1140 ft²

Reduced headroom

0.8 m²

8 ft²

(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

98-100 Front Street, Arnold - NG5 7EJ

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

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.