

Emma Terry Homes

moving made personal



123 Surgeys Lane

Arnold, Nottingham, NG5 8FX

£230,000 - £235,000



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Emma Terry Homes are delighted to bring to the open market this beautiful three bedroom semi-detached family home located just outside the thriving town of Arnold. This property boasts an open kitchen diner, perfect for hosting family gatherings or intimate dinners. The sliding glass doors at the rear flood the space with natural light, creating a warm and inviting atmosphere.

With three cosy bedrooms, there's plenty of space for a growing family or for those who enjoy having a home office or guest room. The property also features a modern four piece bathroom, ensuring convenience and comfort for all residents.

Don't miss out on the opportunity to make this house your own - book a viewing today and envision the endless possibilities that this property has to offer!

The property is a stone's throw away from Arnold town centre accommodating local amenities, shops and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City centre and surrounding villages/towns.



ENTRANCE HALL

Entrance door through to hall, two UPVC double glazed windows to front, a central heating radiator, doors through to lounge and kitchen/diner and stairs to first floor.

LOUNGE

9'6" x 12'0" (2.92 x 3.68)

UPVC window to front elevation, electric feature fire and central heating radiator.

KITCHEN/DINER

15'8" x 12'4" (4.80 x 3.76)

UPVC double glazed sliding doors to rear garden, central heating radiator, island with built in storage, induction hob with extractor fan, oven, 1 and 1/2

bowl sink with mixer tap and drainer, a variety of built in base units, space and plumbing for a washing machine, dishwasher and fridge freezer, UPVC window to rear and double doors through to lounge and door through to hall.

LANDING

UPVC double glazed window to side elevation and doors through to bedroom 1, 2, 3 and bathroom.

BATHROOM

Low level flush W.C, wash hand basin with mixer tap, heated towel rail, separate shower cubicle with mains shower, bath with mixer tap and showerhead and obscure UPVC window to rear elevation.

BEDROOM 1

8'4" x 12'4" (2.55 x 3.76)

UPVC double glazed window to rear, central heating radiator and built in corner storage.

BEDROOM 2

8'4" x 12'1" (2.55 x 3.7)

Central heating radiator and a UPVC double glazed window to front.

BEDROOM 3

5'10" x 6'0" (1.80 x 1.83)

UPVC double glazed window to front and central heating radiator.

FRONT

Drive, outside store on side of house, gated access to rear, lawn area and variety of shrubs and bushes.

REAR GARDEN

Enclosed by a wall and fences, a brick built outside store, gate to front of house, lawn area, paved area and a variety of shrubs and bushes.









Road Map



Hybrid Map



Terrain Map



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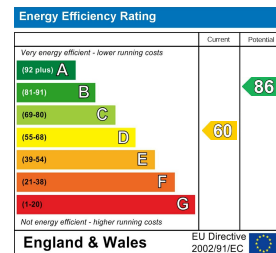


All measurements are approximate and for display purposes only

Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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