



Arnold, Nottingham NG5 8GN

Guide Price £650,000 Freehold

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The Valencia provides all the space you need to enjoy family life, and is beautifully designed to give a warm welcome to guests too. The heart of the home is the extensive kitchen, dining and family area at the back of the house, offering you open plan living at its best.

With French doors opening onto the garden, this light filled room is bound to become the focal point of the home all year round, with space to cook, eat, chat and relax at any time of day, and provides the perfect space to entertain. The lounge has a distinctive floor to ceiling bay window, filling the room with light, and its size means you can easily accommodate friends and family, whether for celebrations and occasions or cosy nights on the sofa.

The ground floor also has a utility room with separate entrance to the garden, as well as a cloakroom and large storage cupboard. Upstairs, there are four double bedrooms, one with ensuite making it ideal for overnight visitors, plus a family bathroom. This layout of this floor also gives you the option to create your dream home office, or have space to devote to exercise or other pastimes in one of the bedrooms. In addition, the spacious master suite not only has an exquisite ensuite bathroom, but a spectacular balcony feature, perfect for a relaxing morning coffee or a glass of wine as the sun goes down.



Kitchen

12'1" x 12'7" approx (3.708 x 3.845 approx)

Dining/Family Room

23'3" x 29'0" approx (7.103 x 8.845 approx)

Lounge

12'2" x 18'9" approx (3.723 x 5.717 approx)

Utility

6'2" x 6'1" approx (1.900 x 1.858 approx)

Cloakroom

6'2" x 5'9" approx (1.900 x 1.772 approx)

Master Bedroom

13'9" x 15'11" approx (4.212 x 4.872 approx)

En-Suite

5'6" x 7'9" approx (1.690 x 2.380 approx)

Bedroom Two

15'7" x 12'2" approx (4.770 x 3.723 approx)

En-suite

5'6" x 7'10" approx (1.690 x 2.393 approx)

Bedroom Three

11'6" x 11'11" approx (3.511 x 3.643 approx)

Bedroom Four

11'6" x 14'0" approx (3.511 x 4.286 approx)

Bedroom Five

11'6" x 8'10" approx (3.511 x 2.695 approx)

Bathroom

6'4" x 7'10" approx (1.945 x 2.393 approx)

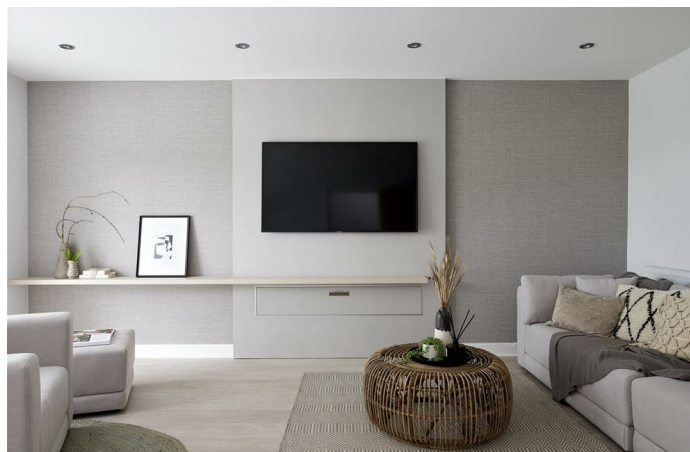
ABOUT GRACE

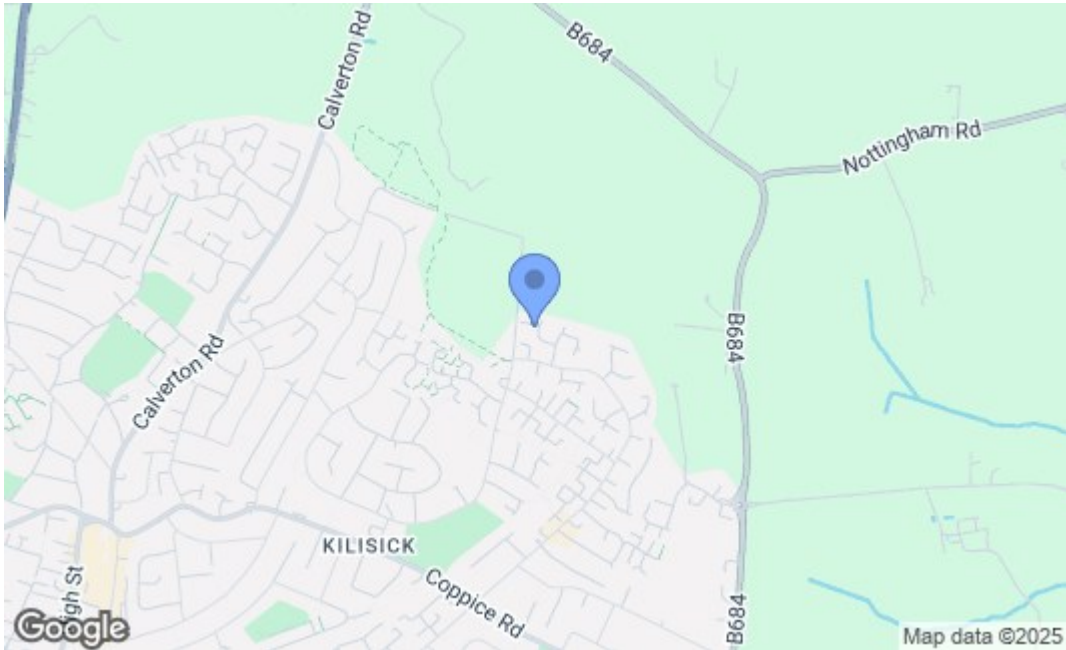
Situated just north of Nottingham city centre, Arnold is a thriving and well-connected town that seamlessly blends modern convenience with countryside charm. With excellent amenities and fantastic green spaces, it's no wonder Arnold is such a desirable place to live.

ABOUT STRAVA

Our homes provide the backdrop to our lives. Whether

working or playing, eating or sleeping, alone or in company, home is the place we are most ourselves. Our designs are inspired by the Scandinavian approach, blending functionality, simplicity, and carefully selected materials to create spaces that enhance wellbeing and give a sense of calm and belonging. The Strata team is proud of every single home it builds, but more than this, we are driven by being part of helping our customers create the lives they really want.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.