



49 Patricia Drive  
Arnold, Nottingham, NG5 8EJ

£285,000

## 3 Bedroom Detached House

- Freehold
- Beautifully presented three-bedroom detached family home
- Sought-after residential location in Arnold
- Stylish open-plan kitchen diner with integrated appliances
- Spacious lounge with feature media wall and French doors
- Principal bedroom with modern en-suite shower room
- Contemporary family bathroom with rainfall shower over bath
- Landscaped tiered rear garden with elevated views
- Driveway providing off-road parking plus detached garage
- Close to excellent schools, local amenities, parks and transport links
- EPC Rating - C, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 49 Patricia Drive, Arnold, Nottingham, NG5 8EJ](#)



## Overview

Situated within a highly desirable residential area of Arnold, this beautifully maintained three-bedroom detached family home offers the perfect blend of modern style, practical living space and an excellent location close to well-regarded schools, local amenities, parks and countryside walks. Presented to an immaculate standard throughout, the property is ideal for growing families and buyers seeking a home ready to move straight into.

Upon entering the property, you are welcomed by a bright and spacious entrance hallway which creates an immediate sense of space and quality. The ground floor has been thoughtfully designed to suit modern family living, with a superb open-plan layout that allows each area to flow seamlessly together. The contemporary kitchen diner is fitted with a range of stylish wall and base units, quality work surfaces and integrated appliances including double oven, gas hob with extractor, fridge freezer and washing machine, while the breakfast bar provides additional seating and entertaining space.

Leading through from the kitchen is the spacious lounge, a warm and inviting room enhanced by dual aspect windows, a feature media wall and French doors opening directly onto the rear garden, flooding the room with natural light and creating the perfect indoor-outdoor living experience.



To the first floor, the property offers three well-proportioned bedrooms, including two generous doubles and a versatile third bedroom ideal for a nursery, dressing room or home office also benefitting space for a single bed. The principal bedroom benefits from its own modern en-suite shower room, while the contemporary family bathroom is fitted with a stylish three-piece suite including a bath with mains-fed rainfall shower over. Additional loft storage further enhances the practicality of the home.

Externally, the property continues to impress with landscaped gardens to both the front and rear. The enclosed tiered rear garden has been carefully designed to provide a wonderful outdoor entertaining space, featuring patio seating areas, raised decking, lawned sections and attractive planted borders, all enjoying elevated views across Arnold. To the front, a driveway provides ample off-road parking and leads to a secure detached garage offering excellent storage potential.

Perfectly positioned within easy reach of Arnold's vibrant high street, excellent transport links and a range of nearby leisure facilities, this exceptional home offers stylish and comfortable living in one of the area's most popular family locations. Early viewing is highly recommended to fully appreciate everything this fantastic property has to offer.

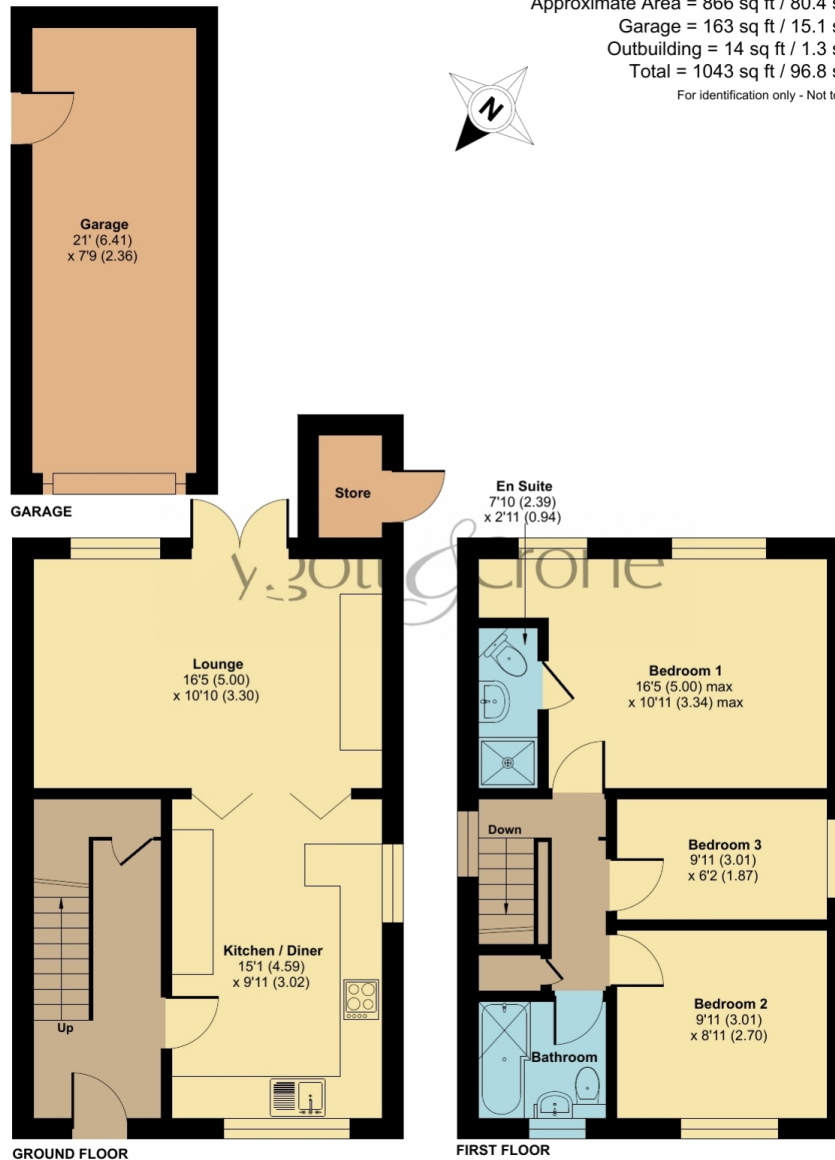




# Patricia Drive, Arnold, Nottingham, NG5

Approximate Area = 866 sq ft / 80.4 sq m  
 Garage = 163 sq ft / 15.1 sq m  
 Outbuilding = 14 sq ft / 1.3 sq m  
 Total = 1043 sq ft / 96.8 sq m

For identification only - Not to scale



**GROUND FLOOR**  
 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Pygott & Crone. REF: 1464391



## Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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