



The Siena, Grace,
Arnold, Nottingham
NG5 8GN

£635,000 Freehold

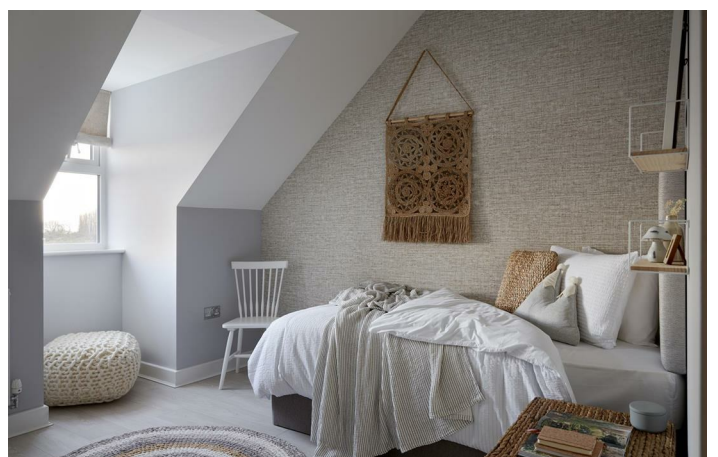


The Siena is a stunning, contemporary three storey home that provides plenty of room to enjoy family life and offer a warm welcome to guests. Its spacious lounge has a distinctive full height bay window, and more than enough room to seat everyone whether it's a family night in front of the TV, lazy Sunday afternoon or a get together with friends.

Its open kitchen and dining area features an island that can also be used as a breakfast bar, as well as space for a large table, so you can find the perfect place for everything from a quick solo snack, to a sociable, special occasion. Wide French doors open onto the garden, brightening the room and inviting everyone to enjoy the outside space. The separate utility room has its own outside access door, and there is a handy cloakroom off the hall.

The generous master bedroom suite spans the entire width of the first floor, and has an ensuite with large shower, dressing area and triple windows flooding the space with light, making this unique set of rooms feel even more spacious. This storey also has a further double bedroom with dressing area, as well as a family bathroom, so overnight guests can feel completely at home.

Eaves add character to the three double bedrooms on the second floor, one of which has an ensuite and dressing area, and you could also choose to make one of the rooms an impressive home office. Whether you're hard at work or enjoying some downtime, the Siena has everything you need to make the most of every day.



Kitchen/Dining

22'6" x 14'11" approx (6.873 x 4.563 approx)

Lounge

15'9" x 15'5" approx (4.818 x 4.722 approx)

Utility

6'3" x 8'11" approx (1.908 x 2.735 approx)

Cloakroom

6'3" x 6'2" approx (1.908 x 1.895 approx)

Bedroom One

22'6" x 14'11" approx (6.872 x 4.563 approx)

En-Suite

7'8" x 5'4" approx (2.360 x 1.632 approx)

Bedroom Three

12'2" x 11'11" approx (3.717 x 3.640 approx)

Dressing Area

8'4" x 10'4" approx (2.542 x 3.156 approx)

Bathroom

6'5" x 7'8" approx (1.967 x 2.360 approx)

Bedroom Two

12'1" x 15'0" approx (3.700 x 4.597 approx)

En-Suite

7'6" x 4'9" approx (2.298 x 1.456 approx)

Dressing Area

10'4" x 11'10" approx (3.173 x 3.622 approx)

Bedroom Four

11'1" x 13'5" approx (3.379 x 4.103 approx)

Bedroom Five

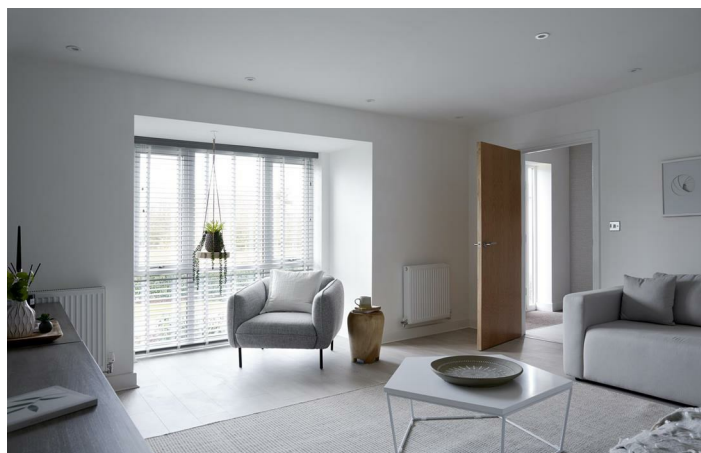
11'1" x 12'7" approx (3.400 x 3.857 approx)

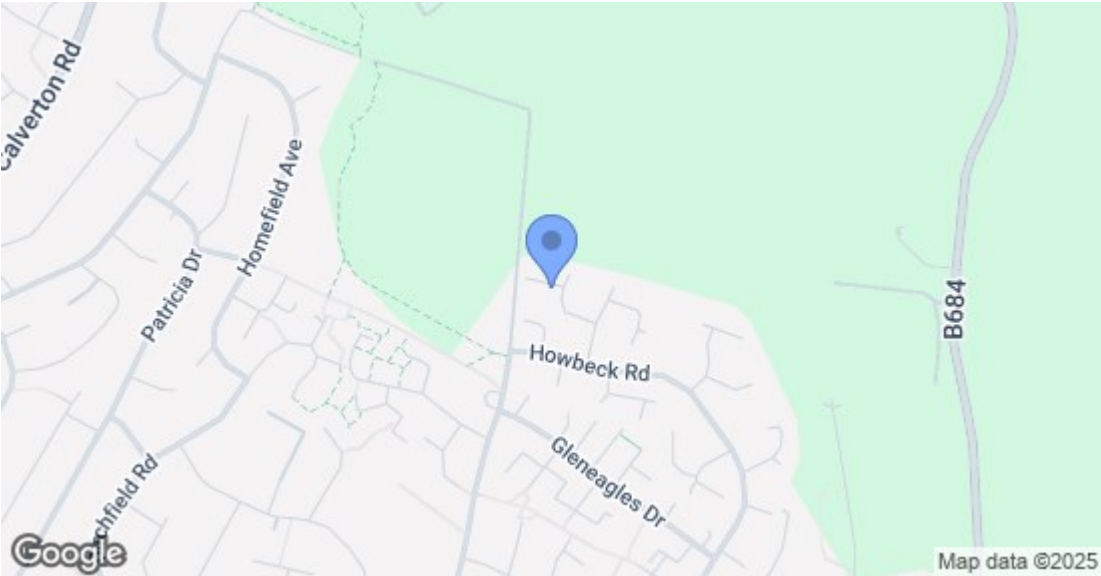
ABOUT GRACE

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 STRATA

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.