



60 Pondhills Lane, Arnold, NG5 8DS

£315,000

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 Marriotts



# 60 Pondhills Lane Arnold, NG5 8DS

- Two bedrooms (originally three)
- Kitchen with Miele appliances
- Separate utility room
- Bathroom and wet room
- Rear sun lounge extension
- NO UPWARD CHAIN

A lovely extended detached bungalow in a popular location just off Coppice Road, close to Arnold town centre. Two bedrooms (originally three), impressive bathroom and kitchen, with solid granite worktops, sun lounge extension and a separate rear large wetroom located off the utility room. For sale with NO UPWARD CHAIN!!

£315,000



## Overview

Located on Pond Hills Lane in Arnold, this charming detached bungalow offers a perfect blend of modern living and classic comfort. Built around 1970, the property has been thoughtfully extended and meticulously maintained, ensuring a high standard of living throughout.

Upon entering, you are greeted by a spacious hallway with wooden flooring and a built-in cupboard housing the modern Baxi combination gas boiler. There are two inviting reception rooms, including a delightful lounge featuring a wood-burning stove. The original third bedroom has been transformed into a separate dining room, providing an ideal space for entertaining family and friends. The heart of the home is undoubtedly the stylish kitchen, which boasts elegant granite worktops and a selection of high-end Miele appliances, enhancing the quality of the property.

The bungalow has two bedrooms and two modern bathrooms, one of which is a large wet room at the rear of the property and accessed from the utility room, adding to the property's convenience and functionality. The main bathroom features a Jacuzzi bath, decorative bespoke built-in vanity cupboards with solid marble top, matching surrounds and mirrors, which also feature in the main bedroom.

One of the standout features of this home is the fantastic rear garden/sun room extension with vaulted ceiling that is flooded with natural light. The remote-controlled skylight windows allow for effortless ventilation and a seamless connection to the outdoors, making it a perfect retreat for enjoying sunny days.

For those with vehicles, the property offers generous block-paved courtyard parking to the front, extending to the side and in-turn to the garage, with remote up and over door, light, power and rear door to the lovely enclosed patio and lawned garden.

This bungalow is not just a home; it is a lifestyle choice, offering comfort, style, and convenience in one of Arnold's popular neighbourhoods. Don't miss the opportunity to make this exceptional property your own.



## Entrance Hall

With UPVC double-glazed side entrance door, wood flooring continuing through to the living room and main bedroom. Radiator, two ceiling light points and doors to the bathroom and kitchen.

## Living Room

UPVC double-glazed bow window to the front and UPVC double-glazed side window. Four wall light points, feature stone fireplace with a marble hearth and inset log burner. Stone detailed arch leads through to the dining room and door leads to bedroom two.

## Dining Room

Originally the 3rd bedroom and also with wooden flooring, UPVC double-glazed side window and radiator.

## Bedroom 2

UPVC double glazed front window, wooden flooring and radiator.

## Bedroom 1

Bespoke solid timber double wardrobe, separate matching full-length mirror and surround with pelmet downlights and matching freestanding bedside cabinets and drawers. UPVC double-glazed rear window and radiator.

## Bathroom

Also with fitted bespoke solid units with concealed cistern toilet and wash basin set into a surround with vanity cupboards and solid marble top. Matching fitted vanity mirror with pelmet downlights and large vanity cupboard, large Jacuzzi bath with matching panel and wall panelling with twin mirrors, fully tiled walls and floor, LED downlights, traditional radiator/towel rail and a UPVC double-glazed side window.

## Kitchen

Also bespoke with black marble worktops, upstands and drainer with under counter stainless steel sink with a mixer tap and a separate water filter. Appliances consist of Miele electric oven, large induction hob with steel and glass canopy, along with an integrated Miele fridge and dishwasher. LED downlights, matching black granite semi-circle breakfast bar and door and double-glazed window through to the sun lounge.

## Sun Lounge

With a half vaulted ceiling with three remote skylights, tiled floor, radiator, UPVC double glazed rear window, UPVC double-glazed window and double door to the side and half glazed door through to the utility room.

## Utility Room

With a quartz effect worktop, bespoke fitted tall cupboards, matching wall units, light, and power. Plumbing for a washing machine, composite front door, radiator, tiled floor and sliding door through to the wet room.

## Wet Room

With non-slip flooring, there is a corner shower area with electric shower, extractor fan and floor drain, wash basin and toilet. Fully tiled walls, radiator, two ceiling light points and UPVC high level window to the rear.







## Outside

To the front is a block-paved courtyard providing plenty of parking which leads to the garage. To the rear is a large stone-flagged patio with an outside tap, LED floodlight and raised gravel bed, with steps leading up to the lawn with gravelled borders and further gravelled area with a large garden shed. A rear door leads into the garage which has an external rear power, light, power and an electric up-and-over door.

## Material Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - Band B

PROPERTY CONSTRUCTION: Cavity Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: very low

ASBESTOS PRESENT: n/k

ANY KNOWN EXTERNAL FACTORS: n/k

LOCATION OF BOILER: hall cupboard

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER: Smart Meter

MAINS ELECTRICITY PROVIDER: Smart Meter

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

WATER METER: Yes

BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.

MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.

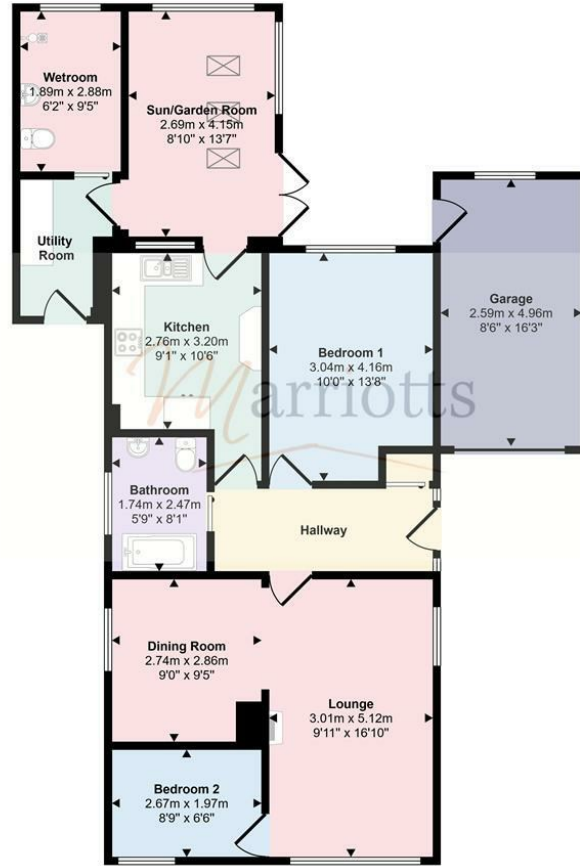
ELECTRIC CAR CHARGING POINT: not available.

ACCESS AND SAFETY INFORMATION: level access





Approx Gross Internal Area  
101 sq m / 1088 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	<b>74</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
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