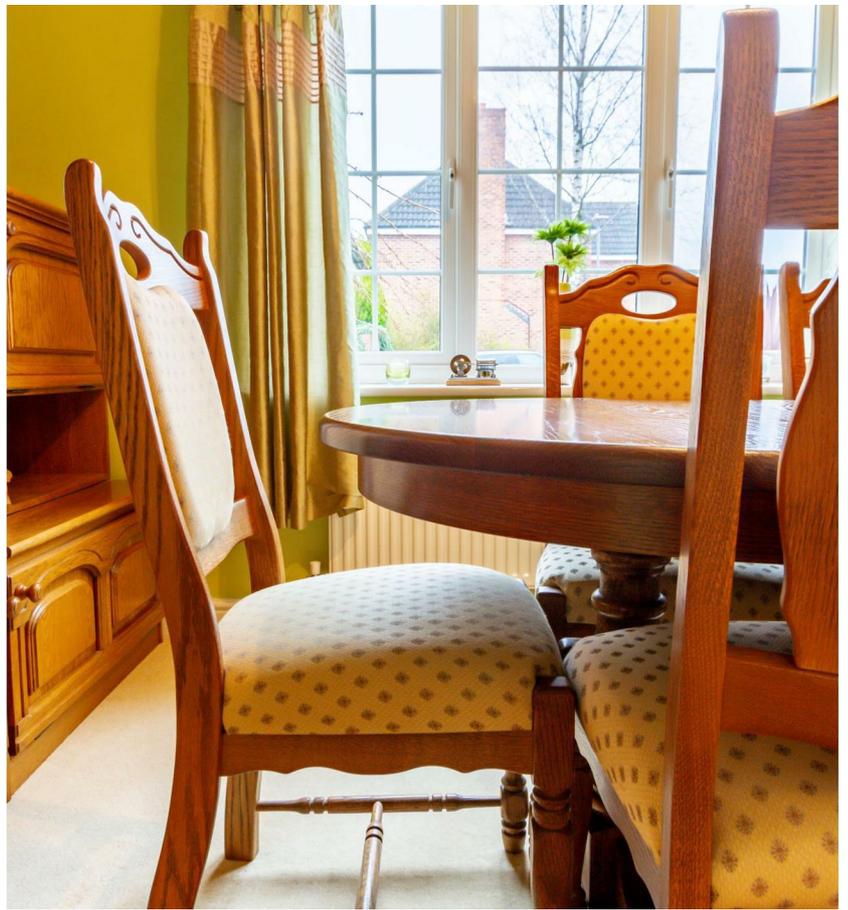




Thales Drive,  
Arnold, Nottingham  
NG5 7NF

**£400,000 Freehold**



\*\* IDEAL FOR A GROWING FAMILY \*\*

Robert Ellis Estate Agents are delighted to offer to the market this superb four bedroom, detached family home situated on a cul de sac within Arnold, Nottingham.

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. You have Redhill Academy and Richard Bonnington Primary & Nursery within the area, making it ideal for families.

Upon entry, you are welcomed into a spacious hallway allowing access to the living room with French doors opening onto the rear garden. Off the hallway is also the dining room, kitchen diner with fitted wall and base units and downstairs WC.

Stairs leading to landing, first double bedroom with dressing area and newly fitted, shower room en-suite. Second double bedroom, third double bedroom, fourth single bedroom and family bathroom featuring a three piece suite.

To the rear of the home is an enclosed garden with patio area, laid to lawn and workshop with electrics/power. Alongside this, to the front of the home you have a large driveway and detached garage with front gardens.

A viewing is HIGHLY recommended to appreciate the size and location of this fantastic opportunity. Contact the office on 0115 648 5485 to arrange your viewing now!



### Hallway

9'6" x 4'2" approx (2.92m x 1.29m approx)

Laminate flooring, UPVC double glazed window to the side, UPVC double glazed front door, wall mounted radiator, access through French doors to:

### Ground Floor w.c.

5'7" x 3'6" approx (1.71m x 1.08m approx)

Tiled flooring, opaque UPVC double glazed window to the side, wall mounted radiator, w.c., sink with dual heat tap, partially tiled wall.

### Lounge

17'10" x 11'11" approx (5.45m x 3.65m approx)

UPVC double glazed window to the front, two wall mounted double radiators, UPVC double glazed French doors to the rear, laminate flooring, gas fire with surround.

### Dining Room

11'1" x 9'10" approx (3.4m x 3m approx)

Carpeted flooring, UPVC double glazed window to the front and wall mounted radiator.

### Kitchen Diner

17'6" x 14'0" approx (5.34m x 4.27m approx)

Tiled flooring, two double wall mounted radiators, fitted wall and base units, partially tiled walls, space for washing machine, four ring gas hob, extractor fan above, UPVC double glazed windows to the side and rear, UPVC double glazed opaque door opening onto the rear garden, composite sink with hot and cold dual heat tap and Zanussi built-in oven with extractor fan.

### Understairs Storage Cupboard

5'5" x 2'6" approx (1.67m x 0.77m approx)

Tiled flooring with shelves surrounding.

### First Floor Landing

16'7" x 7'0" approx (5.08m x 2.15m approx)

Carpeted flooring, airing/storage cupboard, UPVC double glazed window to the front, wall mounted radiator and doors to:

### Airing/Storage Cupboard

2'9" x 2'5" approx (0.86m x 0.75m approx)

### Bedroom 1

19'1" x 10'7" approx (5.83m x 3.23m approx)

Carpeted flooring, UPVC double glazed window to the rear, two wall mounted radiators, dressing area with fitted wardrobes and access to:

### En-Suite

7'1" x 4'8" approx (2.17m x 1.43m approx)

Tiled flooring, fully tiled walls, opaque UPVC double glazed window to the rear, wash hand basin mounted within the window sill with dual heat tap, walk-in double shower with rainfall shower head and hand held shower, w.c. and wall mounted towel radiator. Also a feature of this room is the integrated shelved units within the shower.

### Bedroom 2

11'5" x 10'0" approx (3.48m x 3.07m approx)

Laminate flooring, wall mounted radiator, UPVC double glazed window to the front.

### Bedroom 3

10'9" x 9'6" approx (3.28m x 2.91m approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the rear.

### Bedroom 4

8'1" x 6'10" approx (2.47m x 2.09m approx)

Laminate flooring, UPVC double glazed window to the front and wall mounted radiator.

### Bathroom

7'2" x 5'4" approx (2.19m x 1.65m approx)

Tiled flooring, fully tiled walls, bath with dual heat tap and hand held shower over, w.c., wash hand basin with dual heat tap, wall mounted radiator, opaque UPVC double glazed window to the side.

### Outside

The rear garden has a patio area with steps leading up to the lawn alongside a ramp leading to the workshop. The East facing rear garden is fully fenced to the boundaries.

### Workshop

25'2" x 9'1" approx (7.68m x 2.79m approx)

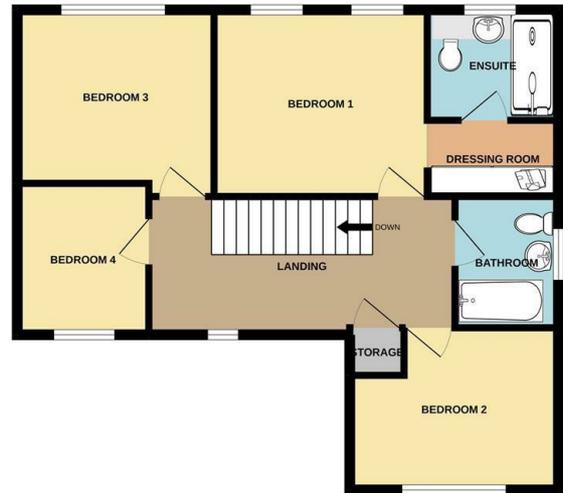
Power, partially concrete floor.



GROUND FLOOR  
650 sq.ft. (60.3 sq.m.) approx.



1ST FLOOR  
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 1275 sq.ft. (118.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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