



Gedling Road  
Arnold, Nottingham NG5 6PD

THREE DOUBLE BEDROOM DETACHED  
FAMILY HOME

**Asking Price £355,000 Freehold**



Robert Ellis are pleased to bring to the market this well-presented detached home, situated in a private position off Gedling Road in Arnold.

The property offers flexible accommodation arranged over multiple levels, making it ideal for a range of buyers including families, downsizers or those looking for versatile living space. The entrance hallway gives access to the main living areas, including a modern refitted kitchen with contemporary handleless units, granite work surfaces, integrated appliances, breakfast bar seating and access out to the rear garden.

There is a dining room/study, a further reception room currently used as a dining room/third bedroom, and a living room with patio doors opening onto the landscaped garden. The lower ground floor provides a modern family bathroom.

To the first floor there is a double bedroom with en-suite shower room, while the second floor offers a generous master bedroom with views over the garden and a useful walk-in wardrobe with access to eaves storage.

Outside, the property sits back from the main road via a private shared driveway. There is off-road parking, access to the integrated garage and gated access to the rear. The rear and side gardens have been landscaped for low maintenance, with block paved patio areas, mature shrubs and trees.

A well-presented and deceptively spacious home in a popular Arnold location, offering flexible living space, modern fittings and a private setting.



### Entrance Hallway

UPVC double glazed entrance door to the front elevation, wooden flooring, coving to the ceiling, recessed spotlights, wall mounted radiator, carpeted staircase leading to the first floor landing, staircase leading to the lower ground floor, doors leading off to:

### Kitchen

10'5 x 9'09 approx (3.18m x 2.97m approx)

This magnificent refitted modern kitchen benefits from having a range of contemporary handle less wall and base units incorporating granite worksurfaces over, five ring stainless steel NEFF hob with stainless steel extractor hood above and glass splashback, under counter 1.5 bowl sink with modern swan neck mixer tap above, drainer counter grooved into stone work surface, integrated Smeg oven, integrated microwave, integrated washing machine, UPVC double glazed window to the front elevation, double glazed door to the side elevation providing access to the rear garden, ceiling light point, breakfast bar with seating, wall mounted radiator.

### Dining Room/Study

9'04 x 7'11 approx (2.84m x 2.41m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, coving to the ceiling, wooden flooring.

### Bedroom Three/Dining Room

9'4 x 12'7 approx (2.84m x 3.84m approx)

This third double bedroom it currently being utilised as a dining room benefitting from having UPVC double glazed window to the rear elevation overlooking the landscaped rear garden, wall mounted radiator, ceiling light point, coving to the ceiling, wooden flooring.

### Living Room

11'11 x 12'7 approx (3.63m x 3.84m approx)

UPVC double glazed window to the side elevation, sliding tilt and turn patio door providing access to the landscaped low maintenance rear garden, coving to the ceiling, recessed spotlights to the ceiling, wooden flooring, feature decorative gas fireplace.

### Lower Ground Floor

Carpeted flooring, airing cupboard housing the hot water cylinder whilst providing further additional storage space, doors leading off to:

### Family Bathroom

7'3 x 5'05 approx (2.21m x 1.65m approx)

Three piece suite comprising modern P-Shaped panelled bath with electric Mira shower above, semi-recessed vanity wash hand basin with storage cupboards below, low level flush WC, tiling to the walls with feature mosaic tiled splashbacks, tiling to the floor, heated towel rail, ceiling light point.

### Integrated Garage

8'4 x 16'11 approx (2.54m x 5.16m approx)

Up and over door to the front elevation, ceiling light point, electrical consumer units, space and point for a freestanding fridge freezer, space and point for a tumble dryer, wall mounted Worcester Bosch gas central heating boiler.

### First Floor Landing

Carpeted flooring, door leading off to:

### Bedroom Two

8'09 x 10'1 approx (2.67m x 3.07m approx)

UPVC double glazed picture window to the front elevation, ceiling light point, coving to the ceiling, wall mounted radiator, panelling to the walls, carpeted flooring, doorway leading through to the en-suite shower room.

### En-Suite Shower Room

4'03 x 5'11 approx (1.30m x 1.80m approx)

Modern white three piece suite comprising quadrant shower enclosure incorporating a mains fed shower above, vanity wash hand basin, low level flush WC, tiling to the walls, tiling to the floor, ceiling light point, UPVC double glazed window to the front elevation.

### Second Floor Landing

Carpeted flooring, two Velux roof lights, doors leading off to:

### Master Bedroom

17'5 x 12'6 (max) approx (5.31m x 3.81m (max) approx)

UPVC double glazed picture windows to the rear elevation overlooking the landscaped rear garden, wall mounted radiator, wall light point, ceiling light point, recessed spotlights to the ceiling, carpeted flooring.

### Walk-In Wardrobe

7'9 x 6' approx (2.36m x 1.83m approx)

Velux roof light, carpeted flooring, wall light point, rails for storage, door providing access to eaves and loft storage space.

### Outside

The property sits back from the main road up a private shared driveway.

To the front of the property there is a driveway and steps leading up to the front entrance door as well as gated access to the rear of the property.

To the rear and side of the property there is an enclosed landscaped low maintenance rear garden with blocked paved patio areas, a range of mature shrubs and trees planted to the borders, gated access to the front of the property.

### Agents Notes: Additional Information

Council Tax Band: D

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank: No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 8mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

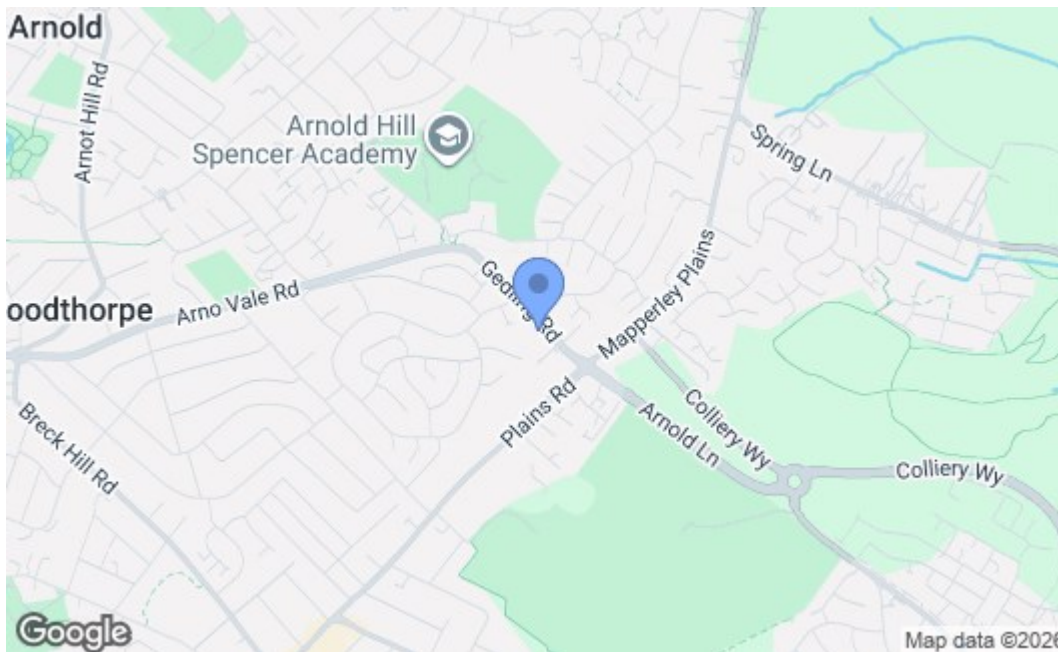
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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	

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.