



Gedling Road  
Arnold, Nottingham NG5 6NX

EXTENDED THREE BEDROOM SEMI-  
DETACHED HOME

**Asking Price £280,000 Freehold**



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS EXTENDED THREE BEDROOM SEMI-DETACHED FAMILY HOME SITUATED IN A SOUGHT-AFTER LOCATION ON GEDLING ROAD, ARNOLD.

An excellent opportunity to acquire this spacious and well-positioned three-bedroom semi-detached property, offering generous living accommodation throughout and a fantastic plot with ample parking, garage and multiple outbuildings.

The property benefits from an extended dining kitchen, creating a superb open-plan space ideal for both everyday living and entertaining. The living room features a bay window to the front elevation and a character fireplace, providing a cosy yet spacious reception area.

To the first floor are three well-proportioned bedrooms, with the principal bedroom overlooking the rear garden and a family shower room fitted with a modern three-piece suite.

Externally, the property sits on a generous plot with a driveway providing off-road parking for multiple vehicles, gated access and a range of useful outbuildings including a garage, potting shed, timber store and additional storage. The enclosed rear garden is well established with mature shrubs and trees, offering a good degree of privacy.

Located within close proximity to Arnold town centre, schools, transport links and local amenities, this property would suit a wide range of buyers including families and those looking to put their own stamp on a home. Selling with NO UPWARD CHAIN.



### Entrance Hallway

5'05 x 14' approx (1.65m x 4.27m approx)

Glazed wooden entrance door to the front elevation leading into the entrance hallway comprising parquetry flooring, wall mounted radiator, carpeted staircase leading to the first floor landing, doors leading through to the extended dining kitchen.

### Extended Dining Kitchen

18'01 x 16'03 approx (5.51m x 4.95m approx)

This spacious dining kitchen benefits from having a range of matching wall and base units incorporating stone worksurfaces over, space and point for an Aga, ceiling light points, coving to the ceiling, double undermounted sink with mixer tap over, laminate floor covering, sliding double glazed patio doors leading to the enclosed rear garden with an additional double glazed window to the rear elevation and glazed window to the side elevation, internal stable door leading through to the bay fronted living room.

### Living Room

16'05 x 10'8 approx (5.00m x 3.25m approx)

UPVC double glazed sectional bay window to the front elevation, ceiling light point, coving to the ceiling, ceiling rose, feature fireplace incorporating wooden mantle, stone hearth and brick back panel with space and point for a fire, wall mounted radiator, built-in media unit, internal glazed door leading through to the extended dining kitchen.

### Side Lobby

Sliding glazed door leading to the driveway, with doors leading off to:

### Under Stairs Storage

Providing useful additional storage space, space and plumbing for a washing machine, shelving for further storage, light and power.

### Ground Floor Cloakroom

4'11 x 2'5 approx (1.50m x 0.74m approx)

Double glazed window to the side elevation, tiling to the floor, tiled splashbacks, wall mounted Ideal gas central heating combination boiler providing hot water and central heating to the property.

### First Floor Landing

UPVC double glazed window to the side elevation, loft access hatch, ceiling light point, panelled doors leading off to:

### Bedroom One

11'02 x 10'11 approx (3.40m x 3.33m approx)

Double glazed window to the rear elevation, wall mounted radiator, ceiling light point, built-in shelving providing useful additional storage space.

### Bedroom Two

10'6 x 13'6 approx (3.20m x 4.11m approx)

UPVC double glazed sectional bay window to the front elevation, wall mounted radiator, coving to the ceiling, ceiling light point, built-in wardrobes providing ample storage space with additional built-in bedside tables.

### Bedroom Three

8'04 x 6'06 approx (2.54m x 1.98m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, built-in storage cupboard, built-in shelving.

### Bathroom

5'06 x 7'10 approx (1.68m x 2.39m approx)

Three piece suite comprising walk-in shower enclosure with mains fed shower over, wall hung vanity wash hand basin with mixer tap above, low level flush WC, tiled splashbacks, linoleum floor covering, wall mounted radiator, shaver point, recessed spotlights to the ceiling, feature side windows, double glazed window to the rear elevation.

### Outside

#### Front of Property

To the front of the property there is a spacious driveway providing off the road vehicle hardstanding, secure gated access, shrubs and trees planted to the borders creating natural screening.

#### Rear of Property

To the rear of the property there is a good sized enclosed rear garden featuring mature shrubs and trees planted to the borders, fencing to the boundaries.

#### Garage

7'08 x 16'09 approx (2.34m x 5.11m approx)

Double doors to the front elevation, side access door, side windows, with light and power.

#### Potting Shed

8'07 x 10'4 approx (2.62m x 3.15m approx)

Windows to the side and rear elevations, side access door.

#### Timber Store

17'2 x 6'09 approx (5.23m x 2.06m approx)

With polycarbonate roof.

#### Second Store

6'07 x 6'06 approx (2.01m x 1.98m approx)

Side access door.

#### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank: No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 16mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

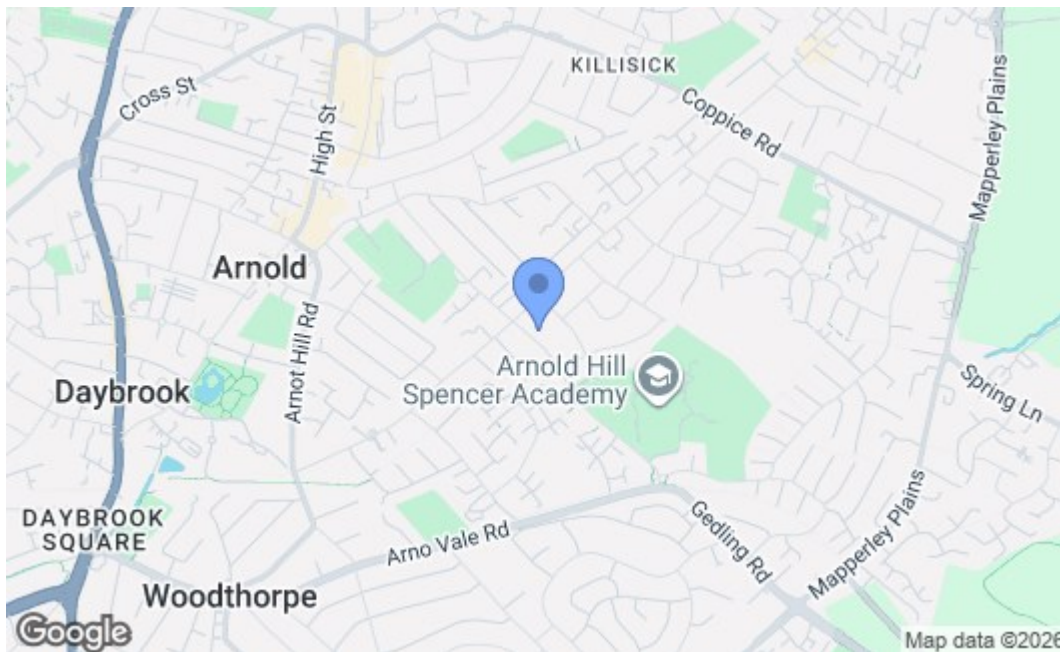
Flood Defences: No

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.