Robert Ellis

*look no further. . .*

St. Albans Road
Arnold, Nottingham NG5 6JH

A THREE BEDROOM, THREE STOREY NEW HOME FOR SALE IN ARNOLD, NOTTINGHAM!

**£285,000 Freehold**

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This modern three-storey semi-detached new-build home is ideally located in Arnold, Nottingham. Offering a stylish and well-planned layout, the property is perfect for families or professionals looking for a spacious and contemporary place to call home. To the front, there is a driveway providing off-street parking for up to two vehicles.

As you step inside, you're welcomed into a spacious entrance hall that gives access to a handy downstairs WC, a sleek fitted kitchen with integrated appliances including an induction hob, oven, built-in fridge/freezer, and dishwasher, and a bright lounge/diner overlooking the rear garden. The first floor features two generous double bedrooms and a modern family bathroom.

The top floor is home to the impressive master bedroom, complete with its own dressing room and a private ensuite shower room, offering a comfortable and private space to unwind. Outside, the property enjoys a lawned rear garden with side access which is ideal for relaxing or entertaining.

The home benefits from a new boiler with a 5-year warranty, providing peace of mind for the new owners. Additionally, the build is covered under a 6-year Professional Consultants Certificate backed by ABC+ Warranty, offering further reassurance of quality and compliance.

Conveniently located within walking distance to local shops, schools, and excellent transport links, this property offers a fantastic blend of comfort and convenience.

DO NOT MISS OUT ON THIS STYLISH HOME!

## Entrance Hallway
Composite entrance door to the front elevation leading into the entrance hallway comprising laminate flooring, wall mounted radiator, recessed spotlights to the ceiling, carpeted staircase leading to the first floor landing, doors leading off to:

## Downstairs WC
2'71 x 6'28 approx (0.61m x 1.83m approx)
Continuation of the laminate flooring, UPVC double glazed window to the front elevation, WC, vanity wash hand basin with matte black mixer tap, wall mounted radiator, recessed spotlights to the ceiling.

## Kitchen
11'21 x 6'77 approx (3.35m x 1.83m approx)
A range of matching wall and base units with worksurfaces over incorporating a matte black sink and drainer unit with modern swan neck mixer tap over, induction hob with extractor hood above, integrated oven, integrated dishwasher, integrated fridge freezer, UPVC double glazed window to the front elevation, wall mounted radiator, recessed spotlights to the ceiling, continuation of the laminate flooring.

## Lounge
14'21 x 15'97 approx (4.27m x 4.57m approx)
Under the stairs storage, recessed spotlights to the ceiling, wall mounted radiator, UPVC double glazed window to the side elevation, UPVC double glazed French doors to the rear elevation, carpeted flooring, TV point.

## First Floor Landing
Carpeted flooring, door leading to the master bedroom staircase, storage cupboard, doors leading off to:

## Bathroom
5'78 x 7'35 approx (1.52m x 2.13m approx)
Tiled flooring, tiled splashbacks, bath with matte black mixer tap, extractor fan, vanity wash hand basin with matte black mixer tap, WC, heated towel rail, shower cubicle with matte rainwater shower head, UPVC double glazed window to the side elevation.

## Bedroom Two
12'39 x 14'17 approx (3.66m x 4.27m approx)
Two UPVC double glazed windows to the front elevation, wall mounted radiator, carpeted flooring, TV point.

## Bedroom Three
14'25 x 8'36 approx (4.27m x 2.44m approx)
Two UPVC double glazed windows to the rear elevation, wall mounted radiator, carpeted flooring, TV point.

## Master Bedroom
14'19 x 14'26 approx (4.27m x 4.27m approx)
Carpeted staircase leading up to the master bedroom comprising UPVC double glazed window to the front elevation, wall mounted radiator, recessed spotlights to the ceiling, carpeted flooring, doors leading off to:

## Dressing Room
5'21 x 5'89 approx (1.52m x 1.52m approx)
Velux window, carpeted flooring, recessed spotlight to the ceiling, access to the loft.

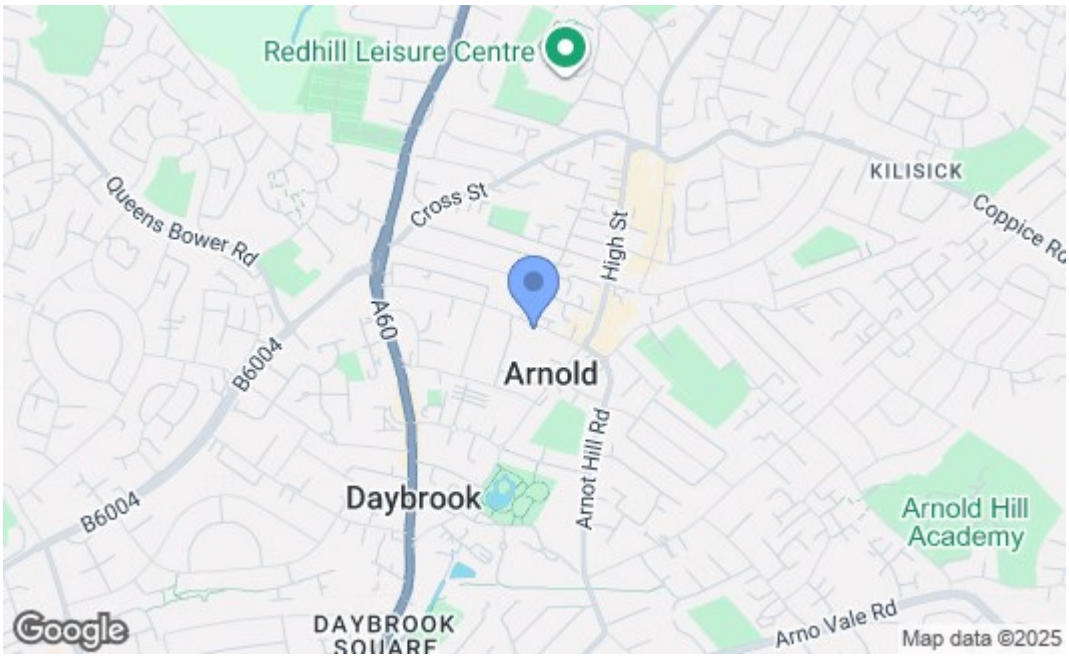
## En-Suite
5'89 x 8'06 approx (1.52m x 2.59m approx)
Recessed spotlights to the ceiling, Velux window, handwash basin with matte black mixer tap, WC, tiled splashbacks, tiled flooring, shower cubicle with matte black rainwater shower head, heated towel rail.

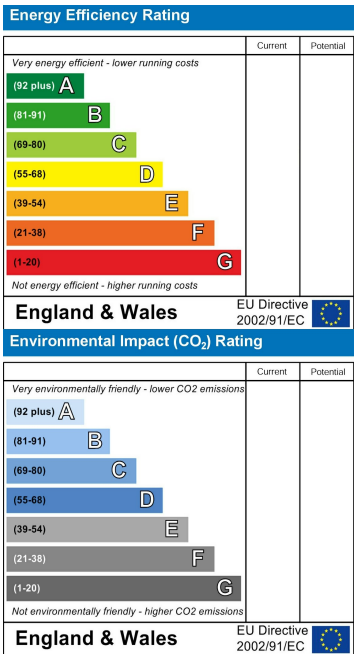
## Outside

### Front of Property
To the front of the property there is a block paved driveway providing off the road parking for two cars.

### Rear of Property
To the rear of the property there is an enclosed rear garden with paved patio area, garden laid to lawn, walls and fencing to the boundaries.

## Agents Notes: Additional Information
Local Authority: Gedling
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 17mbps 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




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.

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