Robert Ellis

look no further. . .

Ashe Close
Arnold, Nottingham NG5 7LU

THREE BEDROOM SEMI-DETACHED
PROPERTY WITH NO UPWARD CHAIN

Guide Price £260,000 Freehold

GUIDE PRICE £260,000 - £270,000

Robert Ellis are delighted to bring to the market this well presented three bedroom semi-detached property, situated on Ashe Close in Arnold, Nottingham.

The property has been significantly improved throughout and benefits from a brand-new complete central heating system, including the boiler, radiators and pipework, together with brand-new UPVC windows and doors, a brand-new fitted kitchen, brand-new carpets and UPVC double glazing, making it an ideal home for a range of buyers including first-time buyers, families and those looking to downsize.

The accommodation comprises an entrance hallway with stairs leading to the first floor, useful understairs storage and access through to the refitted kitchen. The kitchen is fitted with a range of matching wall and base units, work surfaces, stainless steel sink, integrated oven, induction hob, extractor hood, integrated fridge and freezer, together with space and plumbing for both a washing machine and dishwasher.

To the rear of the property is a dining room with sliding patio doors opening out to the garden, creating a pleasant space for family meals or entertaining. An archway leads through to the spacious living room, which enjoys a large picture window to the front elevation and provides a bright and comfortable main reception space.

To the first floor, the landing gives access to three bedrooms and the bathroom. Bedroom one is positioned to the front of the property and offers a good-sized main bedroom, while bedroom two overlooks the rear garden and benefits from built-in storage. Bedroom three is also positioned to the front and would make an ideal child's bedroom, home office or dressing room. The bathroom is fitted with a three-piece suite comprising a WC, vanity wash hand basin and shower enclosure with a mains-fed shower.

Outside, the property sits back from the road with a driveway providing off-road parking and access to the garage. To the rear is an enclosed garden with a paved patio area, lawn, garden store and fenced and walled boundaries.

Ashe Close is well placed for local schools, shops, transport links and amenities within Arnold, as well as providing easy access to Mapperley, Gedling and Nottingham City Centre.

An internal viewing is highly recommended to fully appreciate the accommodation and high-quality improvements on offer. Offered to the market with NO UPWARD CHAIN.

Entrance Hallway
6' x 13'09 approx (1.83m x 4.19m approx)
UPVC double glazed entrance door to the front elevation with fixed double glazed panels either side, staircase leading to the first floor landing, ceiling light point, wall mounted radiator, understairs storage cupboard housing the gas meter and updated refitted electrical consumer unit, telephone point, freshly carpeted flooring, panelled door leading to the refitted kitchen.

Kitchen
10'3 x 7'05 approx (3.12m x 2.26m approx)
This refitted kitchen benefits from having a range of matching wall and base units incorporating laminate worksurfaces over, 1.5 bowl stainless steel sink with mixer tap above, UPVC double glazed windows to the side and rear elevations, UPVC double glazed door providing access to the rear garden, space and plumbing for a washing machine, space and plumbing for a dishwasher, integrated oven with induction hob over, stainless steel extractor hood above and stainless steel splashback, integrated fridge and freezer, panelled door leading through to the dining room.

Dining Room
8'10 x 10'9 approx (2.69m x 3.28m approx)
Sliding double glazed patio door to the rear elevation, feature vertical radiator, ceiling light point, freshly carpeted flooring, archway leading through to the living room.

Living Room
13'07 x 10'5 approx (4.14m x 3.18m approx)
UPVC double glazed picture window to the front elevation, ceiling light point, feature vertical radiator, freshly carpeted flooring, archway leading through to the dining room.

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

Bedroom One
10'1 x 12'8 approx (3.07m x 3.86m approx)
UPVC double glazed picture window to the front elevation, wall mounted radiator, ceiling light point, coving to the ceiling, freshly carpeted flooring.

Bedroom Two
10'2 x 11'04 approx (3.10m x 3.45m approx)
UPVC double glazed picture window to the rear elevation, wall mounted radiator, ceiling light point, built-in storage cupboard providing useful additional storage space, freshly carpeted flooring.

Bedroom Three
9'08 x 6'6 approx (2.95m x 1.98m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, built-in storage over the stairs, freshly carpeted flooring.

Bathroom
6'02 x 6'01 approx (1.88m x 1.85m approx)
Three piece suite comprising low level flush WC, semi-recessed vanity wash hand basin, shower enclosure with mains fed shower over, tiling to the walls, laminate flooring, chrome heated towel rail, ceiling light point, UPVC double glazed window to the rear elevation.

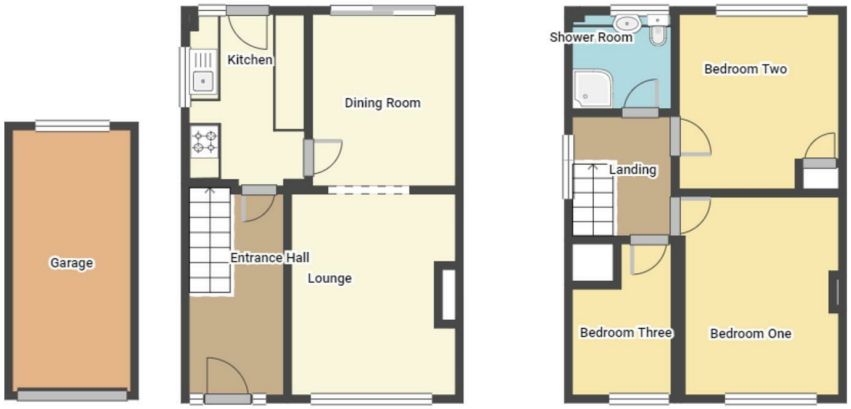
Outside

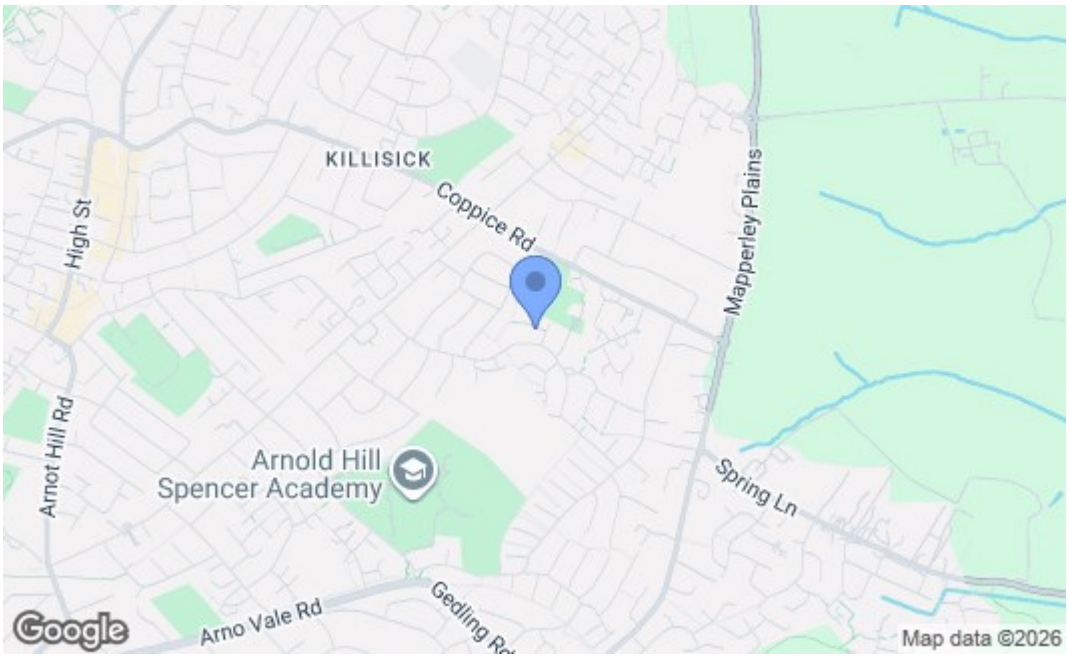
Front of Property
To the front of the property there is a spacious driveway providing off the road parking and providing access to the garage, steps and pathway leading to the entrance door.

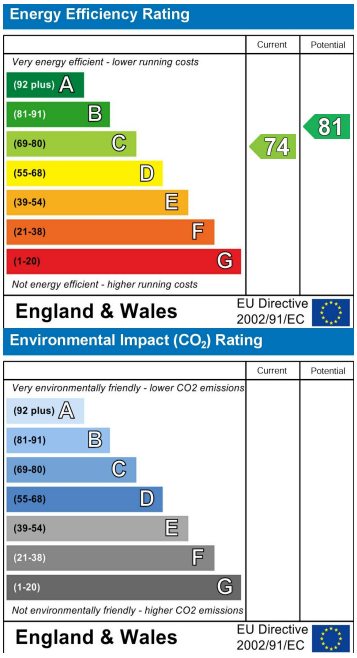
Garage
Up and over door to the front elevation,

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

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 20mbps Ultrafast 1000mbps
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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