



Nursery Road  
Arnold, Nottingham NG5 7ET

A WELL PRESENTED THREE BEDROOM  
SEMI DETACHED FAMILY HOME SITUATED  
IN THE POPULAR LOCATION OF  
ARNOLD!

**Asking Price £270,000 Freehold**



Robert Ellis Estate Agents are delighted to present this beautifully maintained three-bedroom semi-detached family home, ideally located in the heart of Arnold, Nottingham.

Perfectly positioned within walking distance of Arnold Town Centre, the property offers convenient access to a vibrant high street filled with shops, cafés, pubs and restaurants. Excellent transport links provide easy connections to Mapperley, Nottingham City Centre and surrounding villages and towns. Families will also appreciate the range of well-regarded local schools, including Arnold View Infant School, Arnold Hill Academy, Redhill Academy and Richard Bonington Primary & Nursery.

The property briefly comprises an entrance hallway, a spacious living room, and a large kitchen diner fitted with modern units. There is also a versatile second reception room that can be used as a dining area, playroom or home office. Upstairs offers three well-proportioned bedrooms and a family bathroom featuring a contemporary three-piece suite.

To the front of the property is a well-presented garden, while to the rear there is an enclosed garden with a block-paved patio area, a lawned section, and a variety of attractive flowers and plants that add colour and character throughout the seasons. The garden also features a shed or summer house equipped with power and lighting, making it perfect for relaxing or entertaining.

An early viewing is highly recommended to fully appreciate the accommodation on offer.



### Entrance Hallway

UPVC door to the side elevation leading into the entrance hallway comprising tiled flooring, UPVC double glazed window to the front elevation, staircase leading to the first floor landing, wall mounted radiator, understairs storage, doors leading off to:

### Kitchen Diner

12'84 x 12'80 approx (3.66m x 3.66m approx)  
Linoleum flooring, UPVC double glazed window to the side elevation, UPVC double glazed sliding doors leading to the rear garden, BAXI combination boiler (approx 3 years old), wall mounted radiator, space and point for a fridge freezer, space for a dining table, a range of wall and base units with solid wood worksurfaces over incorporating a Belfast sink with mixer tap, tiled splashbacks, four ring induction hob with an extractor hood over, integrated oven, integrated microwave, space and plumbing for a washing machine.

### Reception Room Two

10'12 x 9'25 approx (3.05m x 2.74m approx)  
UPVC double glazed window to the front elevation, wall mounted radiator, UPVC door to the front elevation, coving to the ceiling, spotlights to the ceiling, carpeted flooring, UPVC double glazed door leading to the rear garden, wall mounted radiator.  
This versatile living space can be tailored to the buyers needs and requirements.

### Lounge

10'50 x 16'34 approx (3.05m x 4.88m approx)  
LVT flooring, coving to the ceiling, UPVC double glazed window to the front elevation, wall mounted radiator, UPVC double glazed window and door to the rear garden.

### First Floor Landing

Carpeted flooring, UPVC double glazed window to the front elevation, access to the loft, built-in storage, doors leading off to:

### Bedroom One

10'49 x 12'33 approx (3.05m x 3.66m approx)  
UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring, built-in storage, coving to the ceiling.

### Bedroom Two

10'43 x 11'58 approx (3.05m x 3.35m approx)  
UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring, coving to the ceiling.

### Bedroom Three

6'85 x 9'13 approx (1.83m x 2.74m approx)  
UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring.

### Family Bathroom

7'4" x 5'8" approx (2.25 x 1.75 approx)  
Tiled flooring, tiled splashbacks, UPVC double glazed window to the side elevation, spotlights to the ceiling, WC, vanity wash hand basin with mixer tap over, shower cubicle with an electric shower over, extractor fan.

### Outside

#### Front of Property

To the front of the property there is a walkway with a raised pebbled area, front garden with fencing to the boundaries.

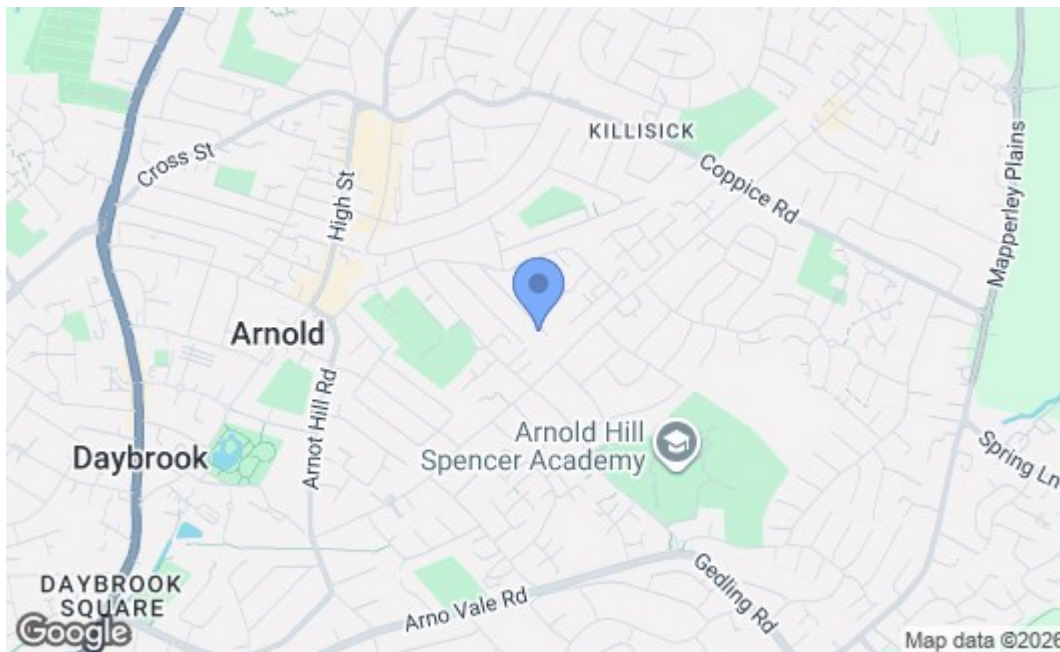
#### Rear of Property

To the rear of the property there is an enclosed rear garden with block paved patio area, outdoor storage, fencing and hedging to the boundaries, greenhouse, summerhouse with power and lighting, block paved walkway leading to the lawn, flowerbeds with a range of plants and shrubbery planted throughout.

### 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) A			
(81-91) B			
(69-80) C			
(55-68) D		66	78
(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	

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.