



**Hinsley Close  
Arnold, Nottingham NG5 7LD**

**Guide Price £220,000 Freehold**

A TWO BEDROOM DETACHED  
BUNGALOW LOCATED IN A QUIET CUL-  
DE-SAC LOCATION.





\*\*\*GUIDE PRICE £220,000 - £230,000\*\*\*

\*\*\* CUL-DE-SAC LOCATION, DETACHED BUNGALOW IN THE HEART OF ARNOLD \*\*\*

Robert Ellis Estate Agents are pleased to present this TWO BEDROOM DETACHED BUNGALOW nestled in a quiet CUL-DE-SAC in the heart of Arnold, Nottingham.

Conveniently located just a short walk from Arnold town centre, this property offers easy access to a variety of local amenities, shops, and restaurants, as well as excellent transport links to Nottingham city centre and surrounding areas.

Upon entering, you are welcomed by a hallway leading to the spacious living room, which connects to the well-fitted kitchen. The hallway also provides access to two double bedrooms and a family bathroom.

The property boasts a generous driveway, a garage with an electric door and a well-maintained rear garden, making it perfect for those seeking outdoor space. The bungalow sits on a sizable plot with gardens to both the front and rear.

This is a UNIQUE OPPORTUNITY in a highly sought-after location. Viewing is highly recommended to fully appreciate the size and potential of this property. Selling with No Upward Chain – Contact our office today to arrange your viewing!



### Entrance Hallway

8 x 5'9 approx (2.44m x 1.75m approx)

UPVC double glazed door to side elevation with fixed double glazed panel. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Panel doors leading into the living room, bedroom 1, 2 and family bathroom.

### Living Room

11'06 x 18'10 approx (3.51m x 5.74m approx)

UPVC double glazed picture window overlooking the enclosed rear garden. Carpeted flooring. Wall mounted radiator. Wall light points. Ceiling light point. Coving to the ceiling. Feature fireplace incorporating wooden mantle, stone surround, slate hearth and electric fireplace. Doorway leading through to fitted kitchen

### Fitted Kitchen

10'1 x 7'11 approx (3.07m x 2.41m approx)

UPVC double glazed window to the rear elevation. Linoleum flooring. Tiled splashbacks. A range of matching wall and base units incorporating laminate worksurfaces above. Stainless steel sink with hot and cold taps over. Space and plumbing for an automatic washing machine. Space and point for a freestanding cooker. Space and point for a freestanding fridge freezer. UPVC double glazed door to the side elevation. Extractor fan.

### Bedroom 1

15'04 x 9'06 approx (4.67m x 2.90m approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. A range of matching wardrobes, providing ample storage space with additional built-in dressing table and bedside units.

### Bedroom 2

12'5 x 9'03 approx (3.78m x 2.82m approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Built-in wardrobes providing ample storage space.

### Family Bathroom

7'4 x 7'5 approx (2.24m x 2.26m approx)

UPVC double glazed window to the side elevation. Linoleum flooring. Wall mounted radiator. Tiled splashbacks. Modern 3 piece suite comprising of a panel bath with electric Mira shower above, pedestal wash hand basin and a low level flush WC. Airing cupboard housing Worcester Bosch gas

central heating combination boiler providing instant hot water and central heating to the property with additional shelving and wall mounted radiator.

### Front of Property

The property sits on a quiet cul-de-sac with a garden laid to lawn to the front elevation and a driveway providing off the road parking,

### Rear of Property

To the rear of the property there is an enclosed rear garden being laid mainly to lawn, with a patio area, mature shrubs and trees planted the borders and fencing to the boundaries.

### Garage

30'10 x 9' approx (9.40m x 2.74m approx)

Brick built garage incorporating roller shutter door to the front elevation. Secure pedestrian access door to the side elevation. UPVC double glazed window to the side elevation. Light & power,

### Agents Notes: Additional Information

Council Tax Band: C

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

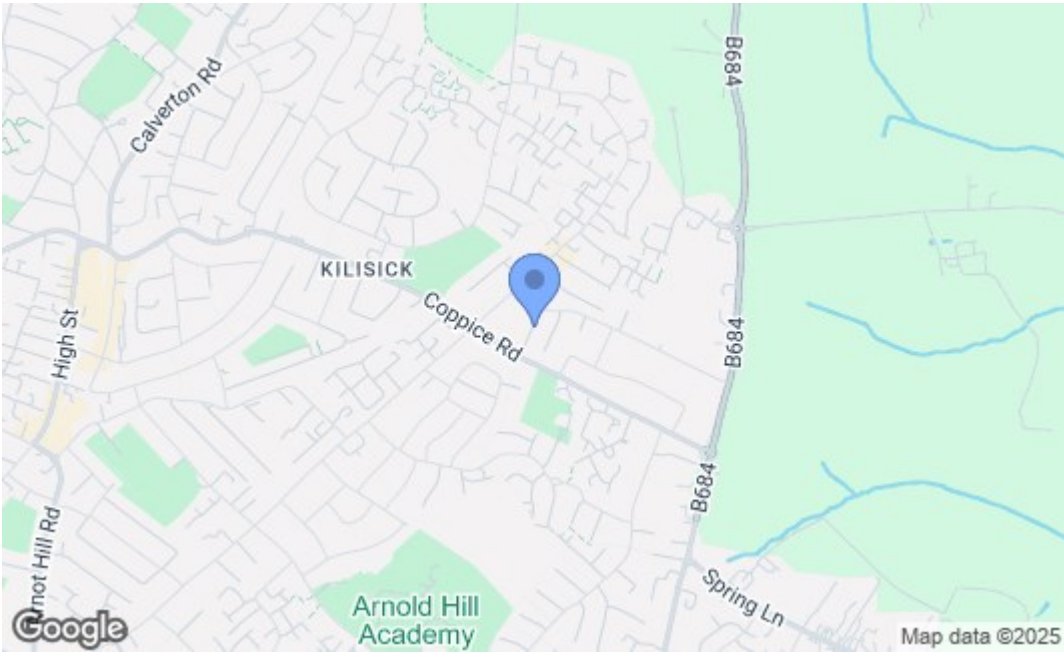
Any Legal Restrictions: No

Other Material Issues: No





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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		
England & Wales 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.