Robert Ellis

look no further. . .







Brackendale Avenue
Arnold, Nottingham NG5 8DQ

TWO BEDROOM SEMI-DETACHED BUNGALOW IN POPULAR RESIDENTIAL LOCATION IN ARNOLD

Offers In The Region Of £245,000 Freehold

0115 648 5485

/robertellisestateagent

@robertellisea



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS WELL-PRESENTED TWO BEDROOM SEMI-DETACHED BUNGALOW, SITUATED IN A POPULAR AND ESTABLISHED RESIDENTIAL LOCATION WITHIN ARNOLD, NOTTINGHAM.

This two bedroom semi-detached bungalow offers well-proportioned accommodation throughout and would be ideally suited to a variety of buyers, particularly those looking to downsize or enjoy the convenience of single-storey living.

The property benefits from gas central heating, UPVC double glazing and an attractive, enclosed rear garden, along with off-road parking and a detached garage.

The accommodation is accessed via a UPVC double glazed entrance door leading into the entrance lobby, with a further door opening into the inner entrance hallway, providing access to the principal rooms.

The spacious living room is positioned to the front of the property and benefits from a large UPVC double glazed picture window, allowing plenty of natural light into the room. A feature fireplace incorporating a stone hearth and surround with a four-bar gas fire provides an attractive focal point.

There are two well-proportioned bedrooms, with the main bedroom enjoying a front-facing aspect and benefiting from fitted wardrobe storage. The second bedroom overlooks the rear garden and offers flexibility for use as a guest bedroom, dining room or study.

The fitted kitchen comprises a range of matching wall and base units with laminate work surfaces, tiled splashbacks, stainless steel sink and mixer tap. Integrated appliances include a Zanussi oven and gas hob with extractor above, together with space and plumbing for additional appliances. A UPVC double glazed door provides direct access to the rear garden.

Completing the accommodation is a modern family shower room, fitted with a walk-in shower enclosure with mains-fed shower, wash hand basin with vanity storage and low-flush WC.

Outside, the property enjoys an attractive landscaped front garden featuring artificial lawn, raised flower beds, mature shrubs and planted borders. A block paved driveway provides off-road parking and leads to the detached garage, which benefits from an up-and-over door, power, lighting and rear access.

To the rear is an enclosed garden designed for ease of maintenance, featuring an Indian sandstone paved patio area, raised flower beds and established boundary hedging, providing a pleasant degree of privacy. There is also an outside water tap and secure gated access.

Brackendale Avenue is situated within an established residential area of Arnold, conveniently positioned for access to the range of shops, supermarkets, cafés and everyday amenities available within Arnold town centre. The surrounding area also offers access to local bus services and road links into Nottingham city centre.

AN INTERNAL VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE ACCOMMODATION, LOCATION AND OUTSIDE SPACE THIS BUNGALOW HAS TO OFFER.





Entrance Lobby
2'11 x 2'11 approx (0.89m x 0.89m approx)
UPVC double glazed composite door to the front elevation, ceiling light point, internal UPVC double glazed door leading to inner entrance hallway.

Inner Entrance Hallway
3'9 x 15'02 approx (1.14m x 4.62m approx)
UPVC double glazed entrance door to lobby, wall mounted radiator, ceiling light point, coving to ceiling, loft access hatch, panelled doors leading through to the living room.

Living Room
13'3 x 13'9 approx (4.04m x 4.19m approx)
UPVC double glazed picture window to the front elevation, wall mounted radiator, ceiling light point, coving to the ceiling, meter cupboard, feature fireplace incorporating stone hearth and surround with four bar gas fireplace.

Bedroom One
11' x 11'5 approx (3.35m x 3.48m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, coving to ceiling, airing cupboard, built-in wardrobe providing further storage.

Bedroom Two
13' x 7'9 approx (3.96m x 2.36m approx)
Ceiling light point, coving to ceiling, wall mounted radiator, sliding patio doors to rear elevation.

Fitted Kitchen
12'9 x 8'7 (3.89m x 2.62m)
A range of matching wall and base units incorporating laminate worksurfaces over, tiled splashbacks, stainless steel sink with mixer tap over, integrated Zanussi oven, stainless still gas hob with built-in extractor over, space and plumbing for automatic washing machine, space and point for fridge-freezer, wall mounted radiator, ceiling light point, UPVC double glazed window to the rear elevation, UPVC double glazed door leading to the rear garden.

Family Bathroom
6'9 x 6'5 approx (2.06m x 1.96m approx)
Modern Three piece suite, comprising walk-in shower enclosure with mains fed shower above, semi re wash hand basin with storage cupboard bellow, low level flush WC, wall mounted radiator, UPVC double glazed window to the rear elevation, tiled splashback, ceiling light point, extractor fan, Worchester combination boiler providing hot water and central heating to the property

Front of Property
To the front of the property there is landscaped garden featuring artificial lawn, raised flower beds, wall to the boundaries, pathway to the front entrance, mature shrubs and trees planted to the borders. a block paved driveway with gated access, leading to freestanding garage.

Garage
15'11 x 8'5 approx (4.85m x 2.57m approx)
Up and over door to the front elevation, UPVC double glazed window to the side elevation, rear access door, lights and power.

Rear of Property
To the rear of the property there is an enclosed rear garden featuring indian paved sandstone patio area, raised flower beds, fencing to the boundaries, with hedging create in a private rear aspects, outside water tap and secured gated access.

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













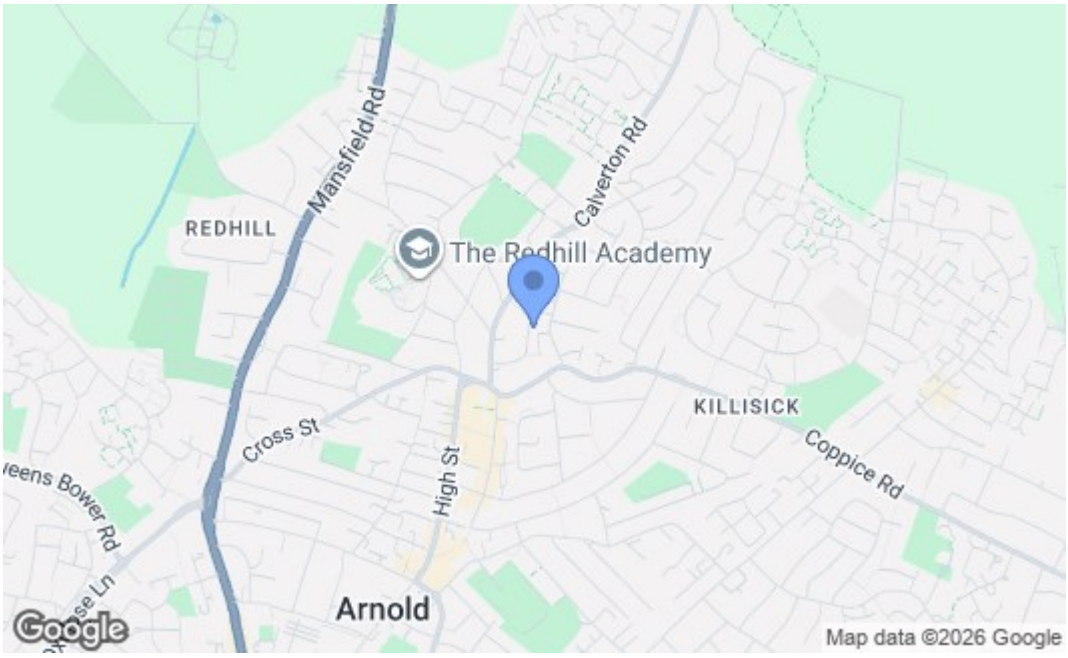

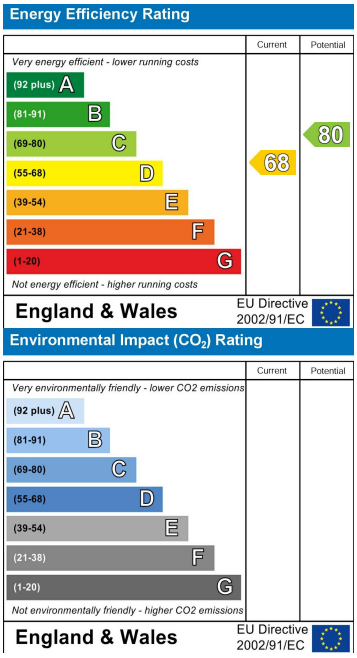

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

78 Front Street, Arnold, Nottinghamshire, NG5 7EJ
arnold@robertellis.co.uk
0115 648 5485