



Cross Street,
Arnold, Nottingham
NG5 7BY

£275,000 Freehold



Welcome to Cross Street...

Robert Ellis Estate Agents are proud to bring to the market this fantastic spacious three-bedroom, detached family home situated on a corner plot with the potential to extend within a popular location within Arnold, Nottingham.

The property is a stone's throw away from Arnold Town Center accommodating local amenities, shops, and restaurants. The property offers easily accessible transport links into Mapperley, Nottingham City centre and surrounding villages/towns. You have Redhill Academy and Richard Bonington Primary & Nursery within walking distance, making it ideal for families.

You enter the Porch that leads into the inner entrance hallway which in turn leads to the Living/dining room with Sliding Patio doors leading out to the landscaped side gardens. From the hallway, you have access to the fitted kitchen, utility area, and Ground floor W/C. The stairs lead to the first-floor landing, first bedroom, second bedroom, third bedroom, and family bathroom featuring modern a three-piece suite.

To the front, side and rear elevation is an enclosed low-maintenance garden with a patio area. Alongside this, to the front is a garden. Located at the side of the property is a large double driveway ideal for a motorhome or van and a freestanding brick-built garage.

This is the ideal step for a growing family within walking distance of the shops and great schools. To arrange a viewing, contact the office today.



Lobby

3'7 x 2'11 approx (1.09m x 0.89m approx)

UPVC double glazed door to the side with double glazed window to the front, wall light point, laminate flooring, internal glazed door to:

Entrance Hall

13'7 x 6'7 approx (4.14m x 2.01m approx)

Stairs to the first floor, ceiling light point, wall mounted radiator, laminate flooring and internal doors to:

Cloaks/w.c.

3'3 x 6'9 approx (0.99m x 2.06m approx)

Low flush w.c., corner vanity wash hand basin, UPVC double glazed window to the side, tiling to the floor, part tiled walls, ceiling light point.

Living Room

13'1 x 16'1 approx (3.99m x 4.90m approx)

Large UPVC double glazed picture window to the front, wall mounted double radiator, coving to the ceiling, laminate flooring, feature Adam style fireplace incorporating wooden surround with Living Flame gas fire, archway through to:

Dining Area

9' x 9'11 approx (2.74m x 3.02m approx)

UPVC double glazed window to the side, UPVC double glazed sliding patio door to the rear, laminate flooring, wall mounted double radiator, ceiling light point, coving to the ceiling, archway through to living room with pantry doors leading to:

Fitted Kitchen

11'10 x 10'3 approx (3.61m x 3.12m approx)

With a range of matching wall and base units incorporating a laminate work surface above, 1 1/2 bowl ceramic sink with mixer tap, tiled splashbacks, four ring gas hob, built-in eye level double oven, extractor unit, space and plumbing for an automatic washing machine, tiling to the floor, UPVC double glazed window to the rear, coving to the ceiling, wall light point, wall mounted double radiator, understairs cupboard providing useful additional storage housing the electrical consumer unit, meters and shelving. UPVC double glazed door to:

Side Lobby

3'3 x 16'4 approx (0.99m x 4.98m approx)

UPVC double glazed windows to the side and rear, UPVC double glazed door to the rear, tiling to the floor, recessed spotlights to the ceiling.



First Floor Landing

UPVC double glazed window to the side, ceiling light point, loft access hatch with pull down ladders leading to the part boarded loft allowing for additional storage and with a light, Worcester Bosch boiler with expansion tanks and inverter for solar panels. Airing/storage cupboard housing the hot water cylinder and panelled doors to:

Bedroom 1

12'9 x 12'10 approx (3.89m x 3.91m approx)

UPVC double glazed picture window to the front, wall mounted double radiator, laminate flooring, built-in wardrobes providing ample additional storage space.

Bedroom 2

12'10 x 9'11 approx (3.91m x 3.02m approx)

UPVC double glazed picture window to the rear, wall mounted radiator, laminate flooring, built-in wardrobes with sliding mirror doors providing ample storage space and additional double built-in wardrobes.

Bedroom 3

9'4 x 8'8 approx (2.84m x 2.64m approx)

UPVC double glazed window to the front, wall mounted radiator, laminate flooring.

Outside

The property sits on a large corner plot with gardens to the front, side and rear.

The rear garden has been laid to lawn with fencing to the boundaries, large paved patio area providing ample seating space. There is a free standing brick built garage with rear access door, UPVC double glazed side window and up and over door to the front. Further driveway providing ample off road parking. There is an outside tap and external lighting provided.

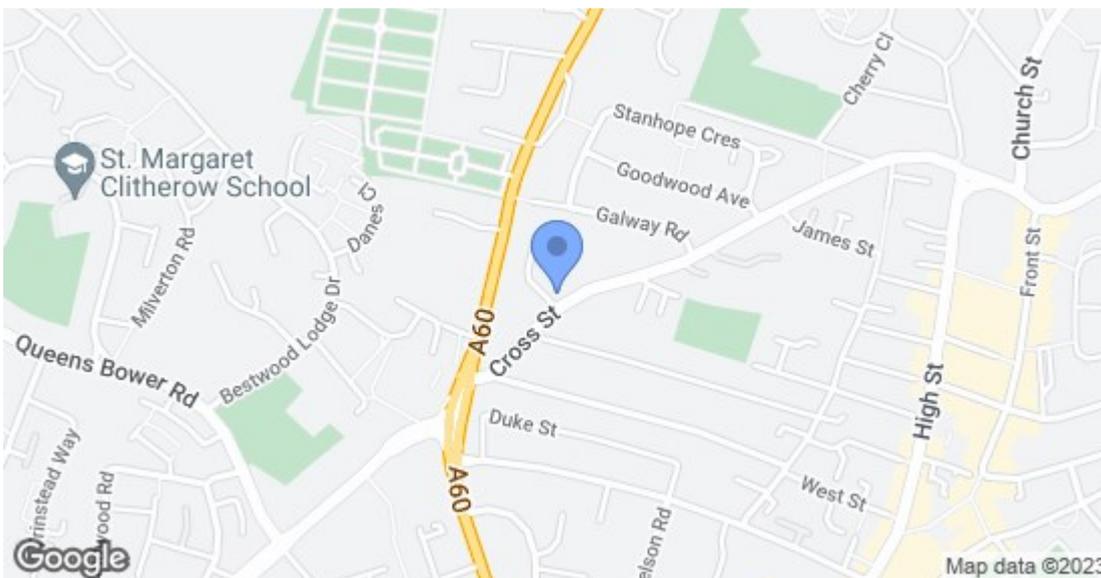
With the property sitting on a corner plot there is ample opportunity to extend, subject to a buyers needs and relevant planning and building regulation approvals.

Council Tax

Gedling Borough Council Band C



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	87
(69-80) C			
(55-68) D			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.