



Trueman Gardens
Arnold, Nottingham NG5 6QT

THREE BEDROOM END OF TERRACE
HOME WITH DETACHED GARAGE

£230,000 Freehold



The front door opens into a well-kept entrance hall that immediately sets the tone for the quality throughout this home. To the right is a high-standard lean-to extension, built fully to regulations and currently used as a versatile second reception room and office space. This bright and functional room enjoys full electrics and heating, a skylight, a rear window, and a wall-mounted television, creating an ideal work-from-home environment or additional family area.

To the left of the hall sits the main lounge, a warm and inviting space overlooking the front garden. It features plush carpeting, a wall-mounted TV, and practical built-in storage. From here, glass doors lead through to the modern kitchen diner, fitted to an impressive specification with a breakfast bar and double doors opening directly onto the rear garden. The kitchen floor is finished with high-quality ceramic tiles and benefits from underfloor heating, adding both comfort and a premium feel.

The rear garden itself is a key highlight. South facing and notably wider than neighbouring plots, it has been designed with both relaxation and family living in mind. A patio and BBQ area flow onto a generous lawn, perfect for children, pets, or entertaining. At the bottom of the garden is a substantial double garage with an electric up-and-over door and convenient side access, offering outstanding storage and two secure parking options.

Upstairs, the property provides two spacious double bedrooms, with the main bedroom benefitting from an airing cupboard. The third bedroom is a well-proportioned single, thoughtfully designed with clever built-in space-saving furniture. A new loft hatch with ladder allows for easy access to additional storage, and a brand-new boiler ensures modern efficiency and peace of mind.

For added security, the house is fully alarmed and powered via a reliable mains supply.

The surrounding area is highly family-orientated, offering good local schools, attractive parks, everyday shops, and a wide range of amenities, all contributing to a convenient and enjoyable lifestyle.

This is a spacious, modern, and superbly located home with outstanding outdoor space and excellent parking. Early viewing is strongly recommended to appreciate everything it has to offer.



Entrance Hallway

UPVC double glazed entrance door to the front elevation leading into the entrance hallway comprising carpeted flooring, carpeted staircase leading to the first floor landing, internal French doors leading through to the lounge, door leading through to the snug.

Snug

6'6" x 14'9" approx (2.0 x 4.5 approx)

Carpeted flooring, wall mounted vertical column radiator, recessed spotlights to the ceiling, UPVC double glazed window to the rear elevation, skylight providing ample natural daylight.

Lounge

14'1" x 13'1" approx (4.3 x 4.0 approx)

Two UPVC double glazed windows to the front elevation, wall mounted vertical column radiator, carpeted flooring, storage cupboard, internal French doors leading through to the kitchen.

Kitchen

16'8" x 11'1" approx (5.1 x 3.4 approx)

A range of matching wall and base units with worksurfaces over incorporating a 1.5 bowl sink and drainer unit with swan neck pull out mixer tap over, integrated oven, integrated microwave, space and point for a tumble dryer, space and plumbing for a washing machine, integrated dishwasher, space and point for a fridge freezer, induction hob with extractor hood over, breakfast bar providing thoughtful seating space, wall mounted vertical column radiator, laminate flooring, recessed spotlights to the ceiling, UPVC double glazed window to the rear elevation, UPVC double glazed French doors leading out to the rear garden.

First Floor Landing

UPVC double glazed window to the side elevation, carpeted flooring, access to the loft, doors leading off to:

Bedroom One

9'6" x 15'8" approx (2.9 x 4.8 approx)

UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring, built-in storage cupboard.

Bedroom Two

9'6" x 9'6" approx (2.9 x 2.9 approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring.

Bedroom Three

7'2" x 10'9" approx (2.2 x 3.3 approx)

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

Bathroom

6'2" x 6'6" approx (1.9 x 2.0 approx)

UPVC double glazed window to the rear elevation, tiling to the walls, tiling to the floor, WC, handwash basin with mixer tap and storage below, P-shaped panelled bath with mixer tap and electric shower over, recessed spotlights to the ceiling, chrome heated towel rail.

Front of Property

To the front of the property there is a gated pathway leading to the front entrance door, two raised slate areas with a range of shrubbery planted throughout, gated access to the rear of the property, fencing to the boundaries.

Rear of Property

To the rear of the property there is an enclosed rear garden with paved patio area, outdoor water tap, lawned area, shed, paved pathway leading to the gated access to the rear giving access to the garage, fencing to the boundaries.

Garage

16'4" x 20'0" approx (5.0 x 6.1 approx)

This spacious double garage benefits from having an electric up and over door to the front elevation, light and power.

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 11mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

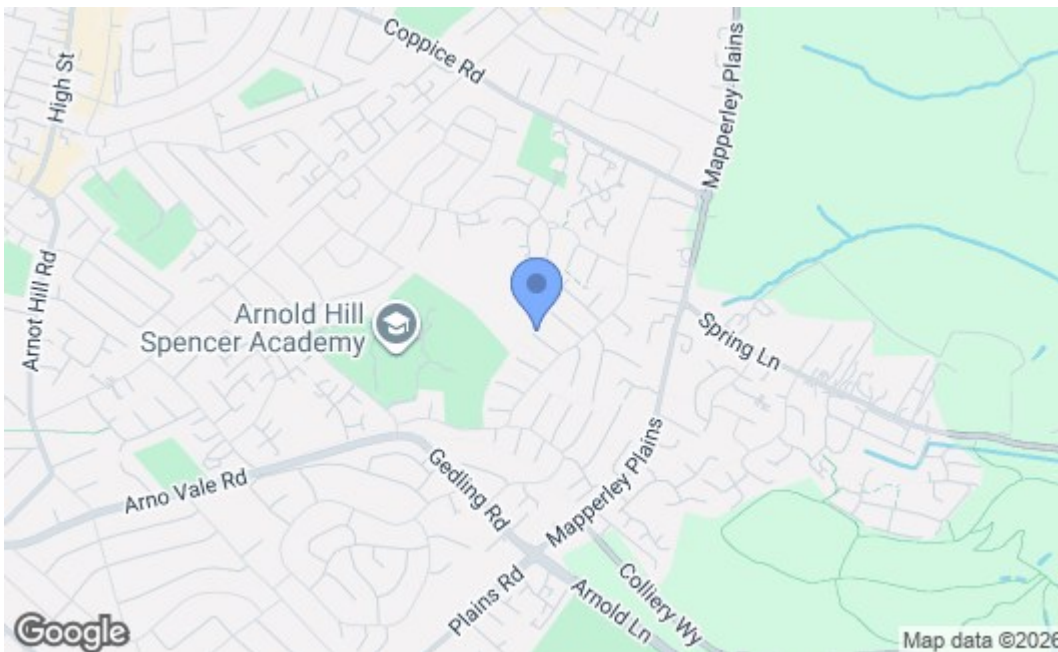
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	78
(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 (CO₂) Rating			
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.