

# Robert Ellis

*look no further...*



**Chiltern Close  
Arnold, Nottingham NG5 9PX**

BEAUTIFULLY PRESENTED 3-BEDROOM  
DETACHED FAMILY HOME IN A PEACEFUL  
NG5 CUL-DE-SAC

**Asking Price £250,000 Freehold**

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Located in a peaceful cul-de-sac in the ever-popular NG5 area, this immaculately presented three-bedroom detached property on Chiltern Close offers the perfect blend of modern living, comfort, and convenience. Ideal for families, professionals, or anyone looking for a stylish, move-in-ready home, this property has been thoughtfully upgraded and maintained to the highest standards.

Upon entering, you're welcomed into a spacious entrance hall leading into a generously sized living room, beautifully finished with a striking media wall, a contemporary electric fire, and a large bay window that floods the room with natural light. This inviting space is perfect for relaxing evenings or entertaining guests in style.

To the rear of the property is a stunning, newly refitted kitchen/diner offering a sleek and modern design, high-quality units, integrated appliances, and ample space for a family dining table. A walk-in pantry provides excellent additional storage, while double doors lead directly out to the garden—making this the heart of the home, ideal for both everyday living and entertaining. There's also direct internal access to the adjoining garage, offering versatile space for further storage, utility use, or even conversion (subject to planning).

Upstairs, you'll find three well-proportioned bedrooms, each immaculately decorated and offering ample space for beds and furniture. The modern family bathroom is fitted with contemporary fixtures and has been maintained to a high standard.

The entire home is presented in excellent decorative condition and benefits from air conditioning, providing year-round comfort—a rare and valuable addition.

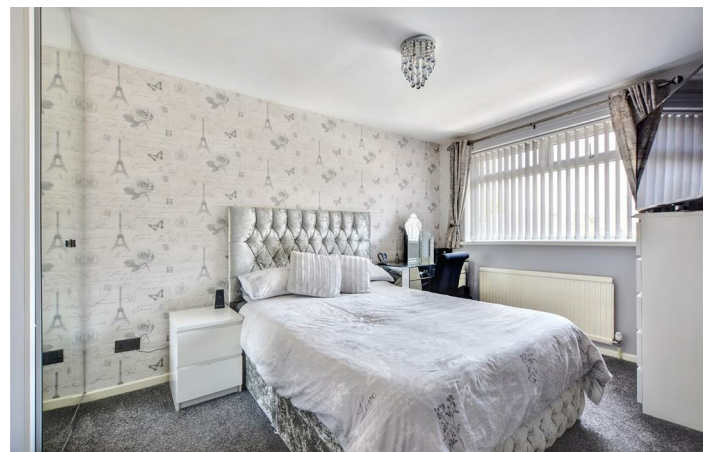
Outside, the rear garden is a real highlight—a true sun trap that's perfect for summer barbecues, family play, or simply relaxing with a coffee in the morning. Fully enclosed and well maintained, the garden offers a great balance of patio and lawn space.

To the front, the property also boasts a private driveway with off-street parking and access to the garage.

Chiltern Close enjoys a prime location in the NG5 postcode, offering the perfect combination of tranquillity and accessibility. Local amenities are plentiful, with Arnold town centre just 0.4 miles away, offering a wide range of shops, supermarkets (including Sainsbury's, Asda, and Lidl), cafes, and restaurants.

Families will appreciate the proximity to excellent local schools, including the highly regarded Redhill Academy, just 0.6 miles away, along with several primary schools within walking distance.

Commuters are well-served by frequent bus routes and easy access to Nottingham city centre, which is less than 4 miles away. For those needing motorway access, the A60 and ring road connections are just a short drive away.



### Front of Property

To the front of the property there is a driveway providing off the road parking, pebbled garden space, access to the garage, side access to the rear, fencing to the boundaries.

### Garage

19'4" x 7'10" approx (5.903 x 2.390 approx)

Up and over door to the front elevation, door to the rear elevation leading to the rear garden, power and lighting, space and plumbing for a washing machine.

### Entrance Lobby

UPVC entrance door to the front elevation leading into the entrance lobby comprising laminate floor covering, double glazed window to the side elevation, wall mounted radiator, door leading through to lounge.

### Lounge

14'2" x 10'8" approx (4.319 x 3.276 approx)

UPVC double glazed bay fronted window to the front elevation, wall mounted radiator, carpeted flooring, recessed spotlights to the ceiling, coving to the ceiling, media wall with built-in shelving incorporating spotlights and a feature electric fireplace, door leading through to the kitchen diner.

### Kitchen Diner

15'3" x 10'11" approx (4.651 x 3.348 approx)

A range of matching wall and base units with worksurfaces over incorporating a 1 1/2 bowl sink and drainer unit with swan neck mixer tap over, integrated oven with five ring gas hob over and extractor hood above, space and point for a freestanding fridge freezer, plinth lighting, ample space for dining table, wall mounted radiator, tiled flooring, recessed spotlights to the ceiling, UPVC window to the rear elevation, UPVC French doors to the rear elevation leading to the enclosed rear garden, door to pantry, door to garage.

### First Floor Landing

Double glazed window to the side elevation, carpeted flooring, access to the loft, air conditioning unit, airing cupboard, doors leading off to rooms.

### Bedroom One

9'0" x 12'5" approx (2.765 x 3.793 approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring, built-in wardrobe.

### Bedroom Two

9'0" x 10'10" approx (2.761 x 3.326 approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring, built-in wardrobe.

### Bedroom Three

6'0" x 9'3" approx (1.839 x 2.837 approx)

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

### Family Bathroom

5'10" x 7'2" approx (1.780 x 2.189 approx)

UPVC double glazed window to the rear elevation, tiling to the walls, tiling to the floor, chrome heated towel rail, recessed spotlights to the ceiling, WC, wash hand basin with mixer tap and storage cupboards below, panelled bath with mixer tap and recessed rainfall shower over.

### Rear of Property

To the rear of the property there is a low maintenance enclosed rear garden with patio area, artificial lawned area, raised decked area perfect for hosting, fencing to the boundaries, access to the garage, side access, outdoor water tap.

### 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

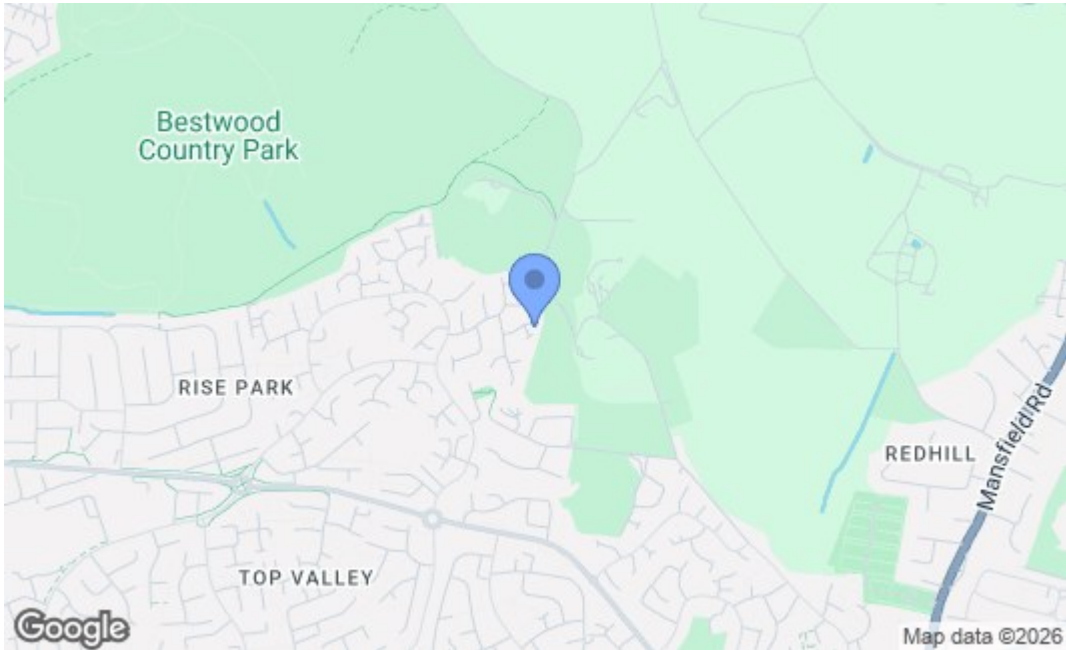
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 <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.