Robert Ellis

*look no further. . .*

Kingswell Avenue
Arnold, Nottingham NG5 6SY

A WELL PRESENTED THREE BEDROOM MID TERRACE PROPERTY FOR SALE IN ARNOLD!

**Guide Price £270,000 Freehold**

0115 648 5485

/robertellisestateagent

@robertellisea

**GUIDE PRICE £270,000 - £280,000!**
Robert Ellis Estate Agents are delighted to offer to the market for sale this well-presented and versatile three-bedroom home, ideally positioned in the ever-popular area of Arnold, Nottingham. Offering spacious living and a flexible layout, this property is perfectly suited to families, first-time buyers, or anyone looking to upsize in a convenient location.

Step inside to find a welcoming entrance hall, with access to a ground floor WC for added convenience. The modern kitchen provides plenty of storage and prep space, opening into a generous dining area ideal for everyday meals or hosting. The real standout feature is the light-filled conservatory, offering views of the garden and making the perfect spot for relaxing, working from home, or entertaining.

The spacious lounge is tastefully decorated and designed for comfort, making it a great space to unwind at the end of the day.

Upstairs, the home offers three well-sized bedrooms, including a master with en-suite shower room, and a family bathroom. All rooms are presented to a good standard and offer flexibility for families, guests, or working professionals.

Outside, the property features a well-kept front garden, while the rear garden has been landscaped with low-maintenance in mind—offering decked and patio areas perfect for outdoor dining and summer evenings. There is also the benefit of off-street parking to the rear with a garage.

Located close to a wide range of local amenities, schools, parks, and excellent transport links, this is a home that combines space, style, and location.

A fantastic opportunity – early viewing is highly recommended!

## Entrance Hallway
Composite entrance door to the front elevation leading into the entrance hallway comprising LVT flooring, carpeted staircase leading to the first floor landing, coving to the ceiling, wall mounted radiator, doors leading off to:

## Downstairs WC
4'1" x 4'7" approx (1.26 x 1.42 approx)
Tiled flooring, tiling to the walls, WC, handwash basin with mixer tap and storage below, wall mounted electric consumer unit, wall mounted radiator, UPVC double glazed window to the front elevation.

## Lounge
15'9" x 9'11" approx (4.81 x 3.04 approx)
This dual aspect lounge benefits from having UPVC double glazed window to the front elevation, UPVC double glazed French doors to the rear elevation leading to the conservatory, carpeted flooring, coving to the ceiling, two wall mounted radiators.

## Kitchen Diner
17'11" x 15'8" approx (5.48 x 4.79 approx)
A range of matching contemporary wall and base units with worksurfaces over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, Bosch induction hob with extractor hood over, Bosch integrated oven, Bosch integrated microwave, integrated wine cooler, space and plumbing for a washing machine, space and plumbing for a fridge freezer, coving to the ceiling, LVT flooring, UPVC double glazed window to the rear elevation, door leading through to the conservatory, door to the pantry, 3 year old wall mounted combination boiler housed within matching cabinet, ample space for a dining table.

## Conservatory
approx (approx)
Tiled flooring, underfloor heating providing year round use, wall mounted radiator, UPVC double glazed windows surrounding, UPVC double glazed window to the side elevation leading out to the rear enclosed garden.

## First Floor Landing
Carpeted flooring, UPVC double glazed window to the rear elevation, wall mounted radiator, coving to the ceiling, doors leading off to:

## Bedroom One
14'7" x 8'9" approx (4.46 x 2.67 approx)
Carpeted flooring, recessed spotlights to the ceiling, UPVC double glazed window to the front elevation, built-in wardrobes, door to the en-suite.

## En-Suite
6'6" x 5'4" approx (1.99 x 1.63 approx )
LVT flooring, UPVC double glazed window to the rear elevation, tiled splashbacks, WC, wash hand basin with mixer tap and storage below, heated towel rail, shower cubicle with mains fed rain water shower over.

## Family Bathroom
6'6" x 5'5" approx (2 x 1.67 approx)
UPVC double glazed window to the front elevation, vanity wash hand basin with mixer tap and storage below, low level flush WC, recessed spotlights to the ceiling, extractor fan, heated towel rail, bath with mixer tap and shower attachment, tiling to the walls, tiling to the floor.

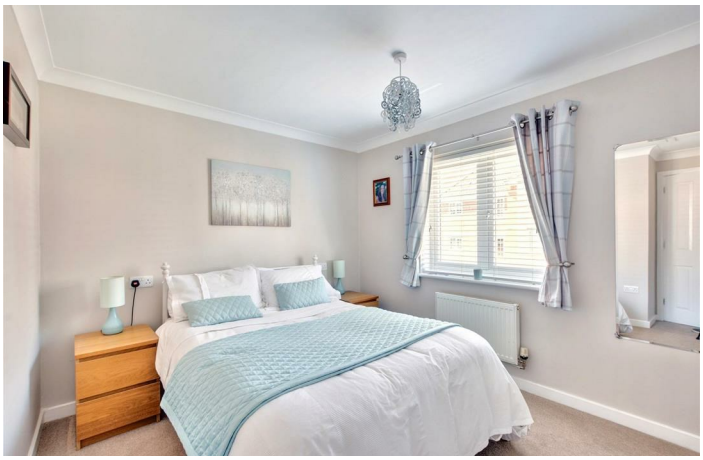
## Bedroom Two
10'10" x 10'0" approx (3.31 x 3.05 approx)
Carpeted flooring, UPVC double glazed window to the front elevation, coving to the ceiling, wall mounted radiator, two built-in storage cupboards, access to the loft.

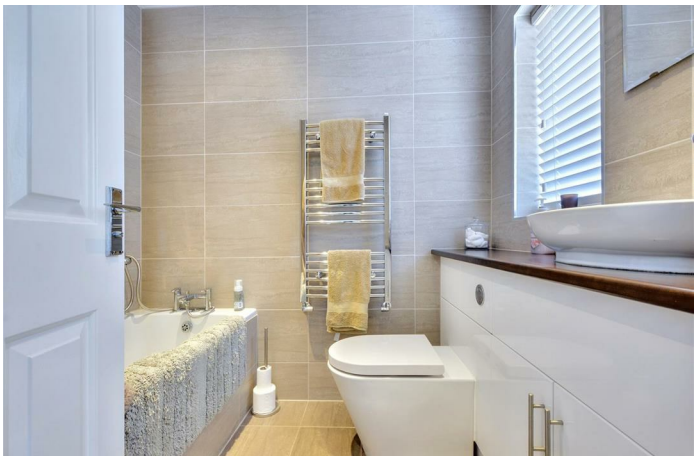
## Bedroom Three
6'4" x 7'0" approx (1.95 x 2.14 approx)
Carpeted flooring, UPVC double glazed window to the rear elevation, wall mounted radiator, coving to the ceiling.

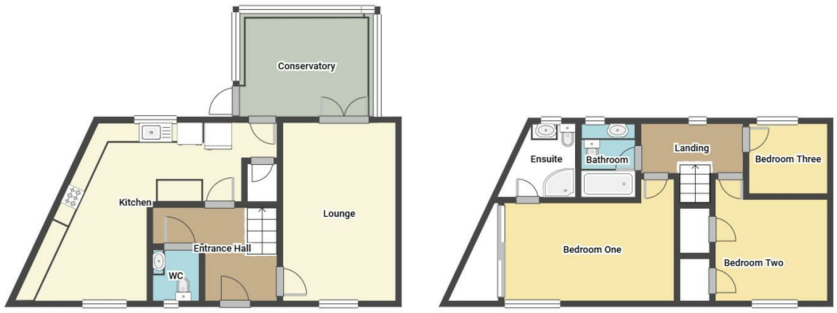
## Front of Property
To the front of the property there is a slate front garden with a range of plants and shrubbery planted to the borders and an pathway leading to the front entrance door.

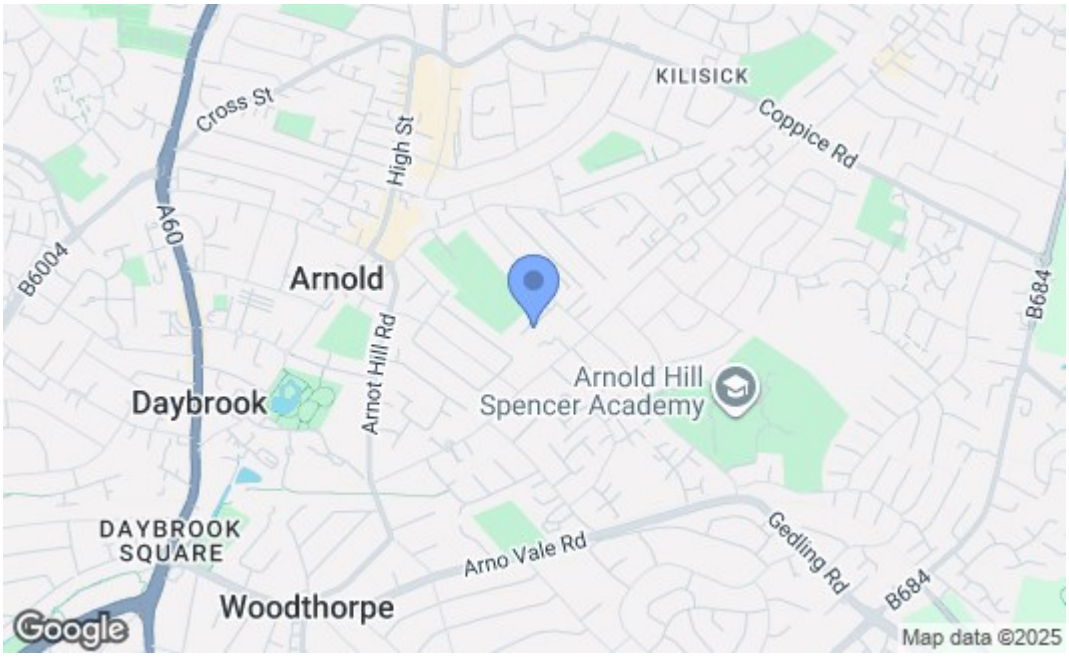
## Rear of Property
To the rear of the property there is an enclosed rear garden comprising patio area with steps leading to decked area providing useful seating space, fencing to the boundaries.

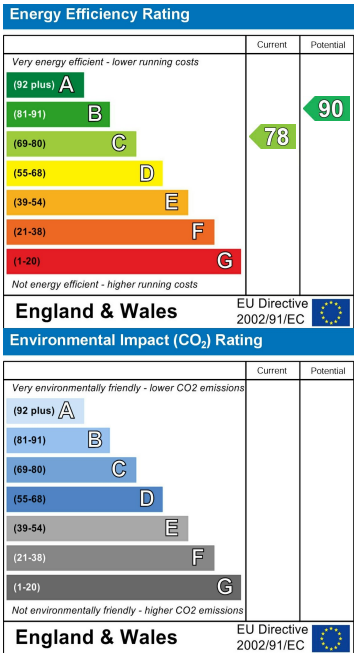
## Agents Notes: Additional Information
Council Tax Band: B
Local Authority: Gedling
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 16mbps Ultrafast 1000mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No








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