Robert Ellis

look no further. . .

Woodside Drive
Arnold, Nottingham NG5 7BT

TWO BEDROOM FIRST FLOOR
MAISONETTE WITH GARAGE

£150,000 Leasehold

0115 648 5485

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Robert Ellis are pleased to present this well-proportioned two-bedroom first-floor maisonette, set within the peaceful and well-maintained Gloucester Court development on Woodside Drive, Arnold. Situated in a popular residential area, the property is perfectly placed for access to local amenities, nearby schools, public transport links, and Arnold's bustling high street. This property offers a fantastic opportunity for first-time buyers, downsizers, or investors looking for a low-maintenance home in a desirable location.

The maisonette benefits from its own private entrance, leading into a bright and spacious layout. Inside, you'll find two generous double bedrooms, both offering ample space for furniture and storage. The separate reception room to the front of the property features a charming bay window that allows natural light to fill the space, creating a warm and comfortable living area. The kitchen sits to the rear and is well-equipped with fitted units, with direct access to a private balcony—ideal for enjoying some fresh air or morning coffee in a quiet setting.

The home also includes a modern family bathroom and useful internal storage options, including a built-in airing cupboard and access to loft space—perfect for keeping belongings neatly tucked away. An allocated garage is also included with the property, offering secure parking or additional storage, which is a rare and valuable bonus for properties of this type.

Offering generous room sizes, private outdoor space, and a practical layout, this maisonette combines comfort and convenience in a sought-after part of Arnold. With no onward chain, this is a fantastic chance to secure a move-in-ready home in a quiet and well-connected location. Early viewing is strongly recommended.

Outside
The property is securely gated to the front and has rear large lawned garden.

Kitchen
13'0" x 9'5" approx (3.980 x 2.883 approx)
UPVC entrance door to the front elevation leading into the kitchen comprising a range of matching wall and base units with laminate worksurfaces over incorporating a sink and drainer unit with mixer tap over, integrated fridge, integrated freezer, integrated oven with four ring gas hob and stainless steel extractor hood above, space and plumbing for a washing machine, tiled splashbacks, double glazed window looking out to the balcony, double glazed door giving access to the private balcony, door leading through to lounge.

Lounge
11'4" x 15'6" approx (3.465 x 4.738 approx)
Bay fronted window to the front elevation, two wall mounted radiators, coving to the ceiling, door leading through to inner hallway, carpeted flooring.

Inner Hallway
Access to the loft, doors leading off to rooms, carpeted flooring, large airing cupboard housing the gas central heating combination boiler providing hot water and central heating to the property.

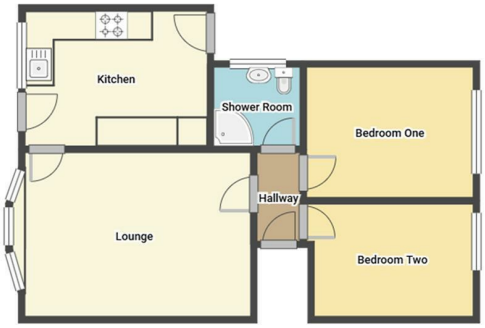
Loft
Loft is partially boarded with a drop down ladder for access.

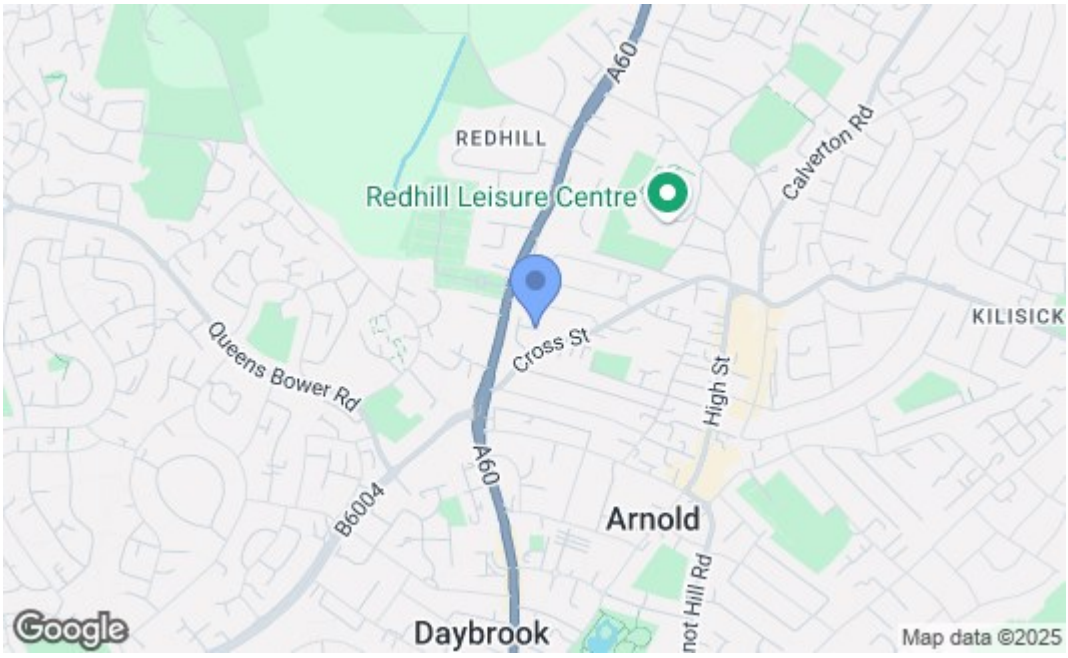
Shower Room
6'0" x 6'1" approx (1.851 x 1.861 approx)
Three piece suite with shower enclosure and electric shower over, wash hand basin with mixer tap above, WC.

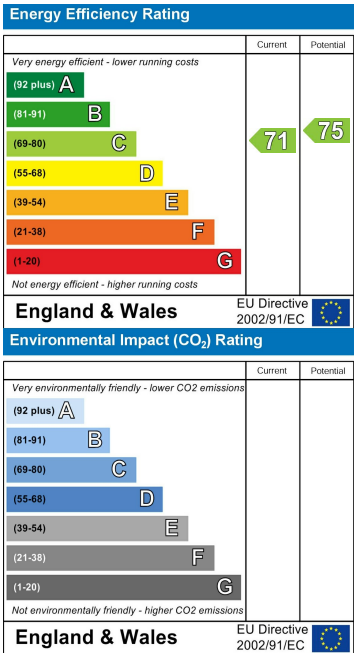
Bedroom One
9'0" x 11'6" approx (2.761 x 3.521 approx)
Double glazed window to the rear elevation, wall mounted radiator, built-in wardrobes, carpeted flooring.

Bedroom Two
8'0" x 11'0" approx (2.449 x 3.370 approx)
Double glazed window to the rear elevation, wall mounted radiator, carpeted flooring.

Agents Notes: Additional Information
Council Tax Band:
Local Authority: Gedling Nottingham
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







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.

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