Robert Ellis

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Rosegrove Avenue
Arnold, Nottingham NG5 8DU

A TWO BEDROOM SPACIOUS DETACHED BUNGLOW.

Asking Price £310,000 Freehold

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Robert Ellis are pleased to bring to the market this detached bungalow, situated in the popular market town of Arnold. This detached bungalow offers a fantastic opportunity for buyers looking for a well-maintained home with potential to extend further. Benefitting from excellent public transport links to Nottingham City Centre, the property is also conveniently positioned close to a variety of local amenities including primary and secondary schools, supermarkets, a leisure center, eateries, public houses, and an assortment of independent shops.

The accommodation, which is well-presented throughout, briefly comprises an entrance hall with access to the loft, a light and airy living room with dual aspect windows and a wood burning stove, Conservatory, two good-sized double bedrooms with en-suite to the master bedroom. The en-suite shower room is finished to a modern standard and features a mains shower. The modern kitchen includes a fitted oven and provides access to the adjoining utility room/breakfast room, which offers additional storage and space for appliances such as a washing machine and dryer.

Outside, the property is set back from the road with a front garden bordered by mature plants and shrubs. A driveway to the side provides off-street parking. Gated access to the rear reveals a well-maintained lawned garden with a large, paved patio area, ideal for outdoor seating or entertaining.

With its combination of charm, convenience, and potential, this property is sure to appeal to a wide range of buyers. An internal viewing is highly recommended to fully appreciate the accommodation on offer.

Entrance Hallway
5'05 x 15'03 approx (1.65m x 4.65m approx)
UPVC double glazed leaded door to the front elevation with fixed double glazed leaded window, wood flooring, wall mounted radiator, ceiling light point, wall light points, loft access hatch, meter cupboard, panelled doors leading off.

Living Room
19'06 x 11'10 approx (5.94m x 3.61m approx)
UPVC double glazed window to the side elevation, sliding double glazed patio doors to the rear elevation leading through to the conservatory, wall mounted radiators, recessed spotlights to the ceiling, coving to the ceiling, feature fireplace incorporating wooden mantle and heart and cast iron fire, tiled hearth, wall light points.

Conservatory
12'3 x 14'03 approx (3.73m x 4.34m approx)
UPVC double glazed windows to the rear and side elevations, UPVC double glazed French doors to the rear elevation leading to enclosed rear garden, wood flooring, wall light points, wall mounted double radiator providing year round use.

Family Bathroom
7'11 x 5'05 approx (2.41m x 1.65m approx)
Modern white three piece suite comprising panelled bath with electric Mira shower over, wall hung vanity wash hand basin with mixer tap, low level flush WC, recessed spotlights to the ceiling, tiled flooring, tiling to the walls, UPVC double glazed window to the rear elevation, chrome heated towel rai.

Bedroom One
15'01 x 11'01 approx (4.60m x 3.38m approx)
UPVC double glazed picture window to the front elevation, wall mounted radiator, ceiling light point, wall light point, coving to the ceiling, built-in wardrobes providing useful additional storage space, panelled door leading to en-suite.

En-Suite Shower Room
6'11 x 3'11 approx (2.11m x 1.19m approx)
Modern three piece suite comprising semi recessed vanity wash hand basin with storage cupboards below, low level flush WC, walk-in shower enclosure with Mira mains fed shower above, wall mounted radiator, tiled splashbacks, tiling to the floor, ceiling light point, coving to the ceiling.

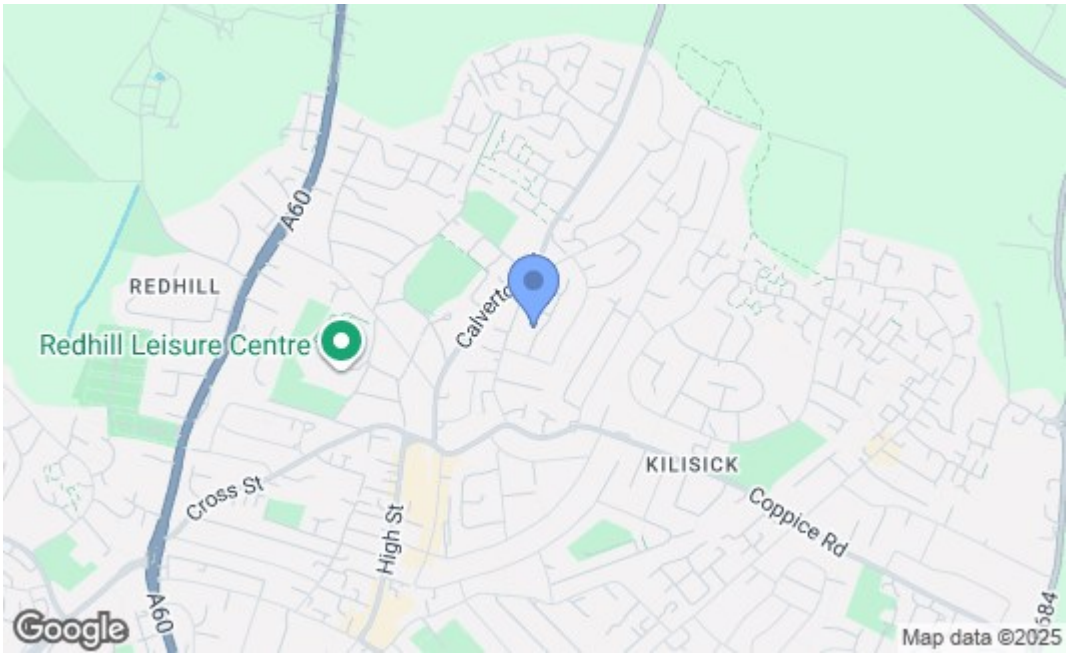
Bedroom Two
11'09 x 11'02 approx (3.58m x 3.40m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, wall light point, coving to the ceiling.

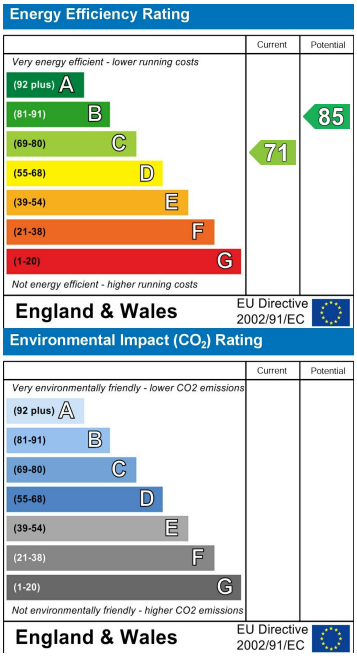
Kitchen
12'06 x 11'05 (3.81m x 3.48m)
UPVC double glazed window to the side and rear elevations, wall mounted radiator, a range of matching wall and base units incorporating laminate work surface above, integrated Samsung double oven with hob above and stainless steel glass extractor hood over, 1 1/2 bowl inset sink with swan neck mixer tap above, refitted gas central heating boiler, spotlights to the ceiling, ceiling light point, sunpipe point, tiled splashbacks, integrated dishwasher, ample storage space, panelled door leading through to rear garden/utility room.

L-Shaped Garden/Utility Room
max 17'02 x 15'06 approx (max 5.23m x 4.72m approx)
UPVC double glazed windows to the rear and side elevations, UPVC double glazed door leading to rear enclosed landscaped garden, tiling to the floor, wall mounted radiator providing year round use, wall light points, a range of matching wall and base units incorporating laminate work surface above, 1 1/2 bowl sink with mixer tap over, space and plumbing for automatic washing machine, additional space for tumble dryer and fridge freezer.

Rear of Property
To the rear of the property there is an enclosed rear garden with tiered garden layout comprising large paved patio area, garden laid to lawn, mature shrubs and trees planted to the borders, outside security lighting, outside 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





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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