Robert Ellis

look no further. . .

Dorket Close
Arnold, Nottingham NG5 8ET

A THREE BEDROOM MID TERRACE PROPERTY HOME IN A SOUGHT AFTER LOCATION.

Guide Price £240,000 Freehold

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*** Guide Price £240,000 - £250,000 ***

Robert Ellis Estate Agents are delighted to offer to the market this MODERN THREE DOUBLE BEDROOM Mid-Terrace home situated on a small cul-de-sac, in the heart of Arnold, Nottingham. The property benefits from modern interior design, allowing prospective buyers to move in with ease.

Located a stone's throw away from Arnold town centre accommodating local amenities, shops and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City Centre and surrounding villages/towns. You have Redhill Academy and Richard Bonington Primary & Nursery within walking distance, making it ideal for families.

Upon entry, you are welcomed by the entrance hall which allows access to the living room, flowing with natural light. Off the hallway is the modern refitted kitchen with fitted wall and base units and stunning Quartz worksurface. Through the door you access the dining room, which is a great hosting space, with further French doors opening onto the south-facing low maintenance, rear landscaped garden. The garden has a large modern patio, alongside a tiered artificial lawn. There is also a brick-built garage. Returning inside, the stairs lead up to the landing which hosts the three DOUBLE bedrooms. You also have the refitted family bathroom, with a three-piece suite.

To the front of the home is a low maintenance front garden, Utility store housing the Combi gas Boiler and plumbing for washing machine.

A viewing is HIGHLY recommended to appreciate the high-quality interior of this desirable home in a popular location - Contact the office before it is too late!

Entrance Hallway
11'02 x 8'02 approx (3.40m x 2.49m approx)
Modern glazed composite entrance door to the front elevation leading into the Entrance Hallway. Luxury Vinyl Tile flooring. Wall mounted radiator. Ceiling light point. Staircase leading to the First Floor Landing. Built-in under the stairs storage cupboard. Internal oak panel doors leading into the Kitchen and Lounge

Living Room
12'3 x 11'06 approx (3.73m x 3.51m approx)
UPVC double glazed window to the rear elevation. Wall mounted radiator. Ceiling light point. Coving to the ceiling

Kitchen
13'04 x 9'05 approx (4.06m x 2.87m approx)
This modern refitted kitchen comprises of a range of fitted wall and base units incorporating quartz worksurfaces above. 1.5 bowl inset Belfast sink with boiling hot water tap. Integrated oven. 4 ring induction hob with stainless steel and glass extractor unit above. Integrated dishwasher. Integrated fridge freezer. Integrated waste bin. UPVC double glazed picture window to the front elevation. Luxury Vinyl Tile flooring. Wall mounted radiator. Recessed spotlights to the ceiling. Internal door leading into Dining Room

Dining Room
10'3 x 9'09 approx (3.12m x 2.97m approx)
UPVC double glazed French doors leading to the landscaped rear garden. Luxury Vinyl Tile flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Built-in cupboard providing useful additional storage space

First Floor Landing
Ceiling light point. Loft access hatch. Internal doors leading into Bedroom 1, 2,3 and Family Bathroom

Bedroom 1
12'01 x 9'10 approx (3.68m x 3.00m approx)
UPVC double glazed window to the rear elevation. Wall mounted radiator. Recessed spotlights to the ceiling

Bedroom 2
11'08 x 9'01 approx (3.56m x 2.77m approx)
UPVC double glazed picture window to the rear elevation. Wall mounted radiator. Recessed spotlights to the ceiling

Bedroom 3
10'01 x 7'06 approx (3.07m x 2.29m approx)
UPVC double glazed picture window to the front elevation. Wall mounted radiator. Recessed spotlights to the ceiling

Fitted Bathroom
8'5 x 7'05 approx (2.57m x 2.26m approx)
Double glazed windows to the front elevation. Wall mounted chrome towel radiator. Tiled splashbacks. Modern 3 piece suite comprising of a P shaped panel bath with mains fed shower above with rainwater showerhead attachment, wall hung vanity wash hand basin with storage cupboard below and a low level WC. Extractor fan

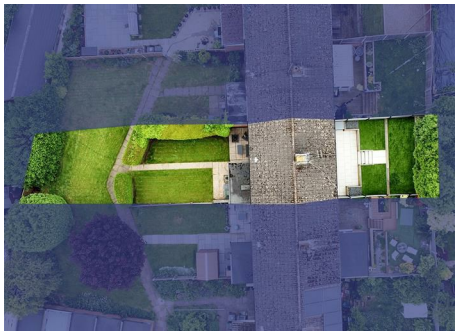
Store / Utility Area
8'5 x 3'7 approx (2.57m x 1.09m approx)
Wall mounted Baxi gas central heating combination boiler providing hot water and central heating to the property. Gas metre points. Space and plumbing for automatic washing machine. Shelving for further storage. Light and power

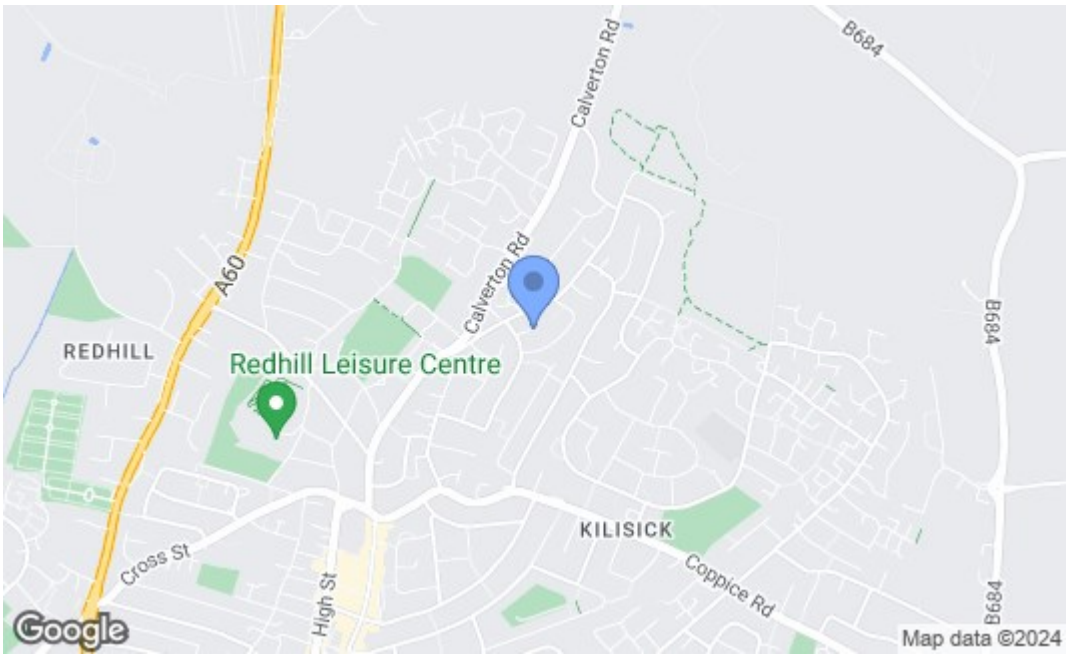
Front of Property
To the front of the property there is a garden laid to lawn, pathway to the front entrance with fencing and hedging to the boundaries.

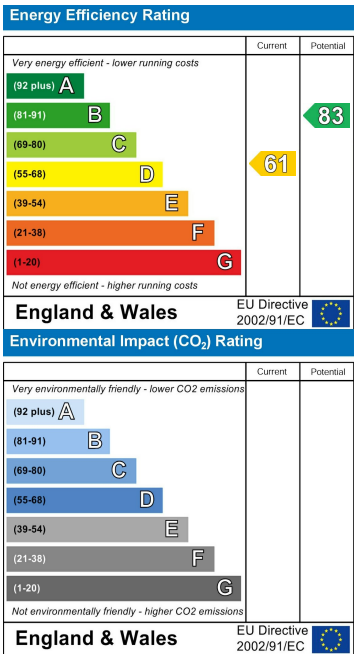
Rear of Property
To the rear of the property there is an landscaped south-facing rear garden with a large format tiled paved patio area, raised low maintenance artificial lawn, outside light and power with fencing to the boundaries.

Garage
Providing further dry storage

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
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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