Robert Ellis

look no further. . .

Kingswell Road
Arnold, Nottingham NG5 6NP

CHARMING THREE-BEDROOM DETACHED FAMILY HOME WITH CHARACTER & SPACE IN ABUNDANCE SELLING WITH NO UPWARD CHAIN!

£350,000 Freehold

GUIDE PRICE £350,000 - £360,000

Situated on the sought-after Kingswell Road in Arnold, this beautifully maintained three-bedroom detached family home combines timeless period charm with practical modern living - perfect for families seeking space, style, and a convenient location. Selling with the added benefit of NO UPWARD CHAIN!

To the front, the property stands out with its eye-catching mock-Tudor frontage and off-street parking. An adjoining garage offers excellent additional storage or secure parking, featuring an electric roll-up door to the front and UPVC doors to the rear, providing easy access to the garden.

Step inside to a wide and welcoming entrance hall with solid wood herringbone flooring and beautiful original stained glass windows, highlighting the property's character and heritage. A useful downstairs W.C. is located just off the hallway.

The spacious double reception room runs the full depth of the home, offering distinct living and dining areas. The front-facing dining room enjoys a traditional bay window, while the rear lounge area opens onto the garden. A bespoke thermal curtain offers the option to divide the spaces when needed, making this an adaptable and inviting heart of the home.

To the rear, the kitchen is fully fitted with integrated white goods, a breakfast bar for casual dining, and generous prep space. Double doors lead into a bright conservatory with peaceful views across the garden – a lovely spot to relax or entertain. There's also a side door leading out to the bin storage area for added convenience.

The garden is a real highlight - a private suntrap with a mix of patio and lawn areas, mature planting, and even a carp pond, creating a tranquil space for outdoor living and entertaining.

Upstairs, you'll find two spacious double bedrooms, including a bay-fronted principal bedroom, along with a further large single bedroom ideal for a child's room or home office. The accommodation is completed by a stylish four-piece family bathroom.

This home is ideally located for families, with highly regarded local schools nearby and open playing fields just a short walk away. Both Arnold town centre and Mapperley Top are within easy reach, offering a wide array of shops, restaurants, and cafés. Excellent public transport links and easy road access make commuting into Nottingham and surrounding areas simple and stress-free.

A truly charming and flexible family home in a fantastic location - viewings are highly recommended to appreciate everything this property has to offer.

Entrance Hallway
4'7" x 16'0" approx (1.4 x 4.9 approx)
Composite entrance door to the front elevation leading into the entrance hallway comprising LVT flooring, wall mounted radiator, picture rail, carpeted staircase to the first floor landing, doors leading off to:

Ground Floor WC
5'10" x 2'11" approx (1.8 x 0.9 approx)
UPVC double glazed window to the front elevation, tiled splashbacks, wall mounted radiator, WC.

Dining Room
12'9" x 12'9" approx (3.9 x 3.9 approx)
UPVC double glazed bay window to the front elevation, wall mounted radiator, coving to the ceiling, wooden flooring, opening through to the living room.

Living Room
12'9" x 14'1" approx (3.9 x 4.3 approx)
UPVC double glazed windows to the rear elevation with a UPVC double glazed door leading out to the rear garden, wooden flooring, vertical wall mounted radiator, coving to the ceiling, fireplace, stained glass window to the side elevation.

Kitchen
8'2" x 10'2" approx (2.5 x 3.1 approx)
Tiled flooring, UPVC double glazed window to the side elevation, UPVC double glazed door to the front elevation, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap, central island unit providing additional storage and worksurfaces, space and point for a cooker, extractor hood, space and plumbing for a washing machine, space and point for a fridge freezer, recessed spotlights to the ceiling, internal glazed doors leading through to the conservatory.

Conservatory
15'5" x 15'5" approx (4.7 x 4.7 approx)
Tiled flooring, UPVC double glazed windows surrounding, UPVC double glazed French doors to the side elevation leading out to the garden, wall mounted radiator providing year round use, power.

First Floor Landing
Two stained glass windows to the side elevation, carpeted flooring, access to the loft, doors leading off to:

Bathroom
9'10" x 8'2" approx (3. x 2.5 approx)
Tiled flooring, tiling to the walls, recessed spotlights to the ceiling, walk-in shower enclosure with a mains-fed rainwater shower over, double ended bath with separate hot and cold taps, WC, chrome heated towel rail, extractor fan, recessed spotlights to the ceiling, UPVC double glazed window to the rear elevation.

Bedroom Two
12'9" x 12'9" approx (3.9 x 3.9 approx)
UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator, built-in storage cupboard.

Bedroom One
14'1" x 12'9" approx (4.3 x 3.9 approx)
UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator, coving to the ceiling.

Bedroom Three
9'2" x 8'2" approx (2.8 x 2.5 approx)
UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator.

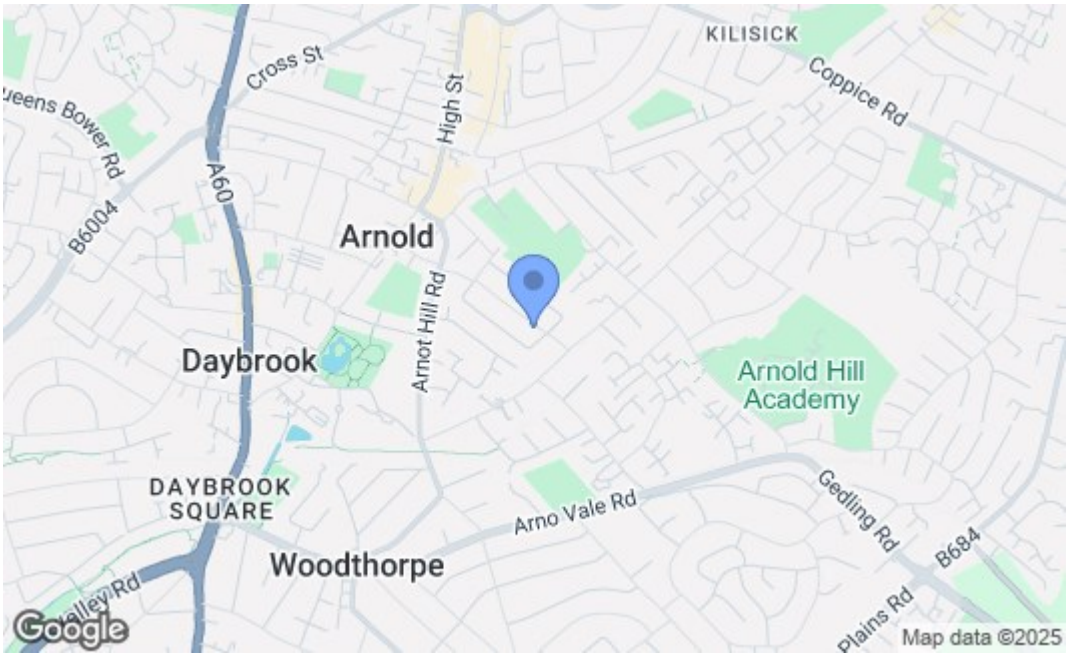
Outside

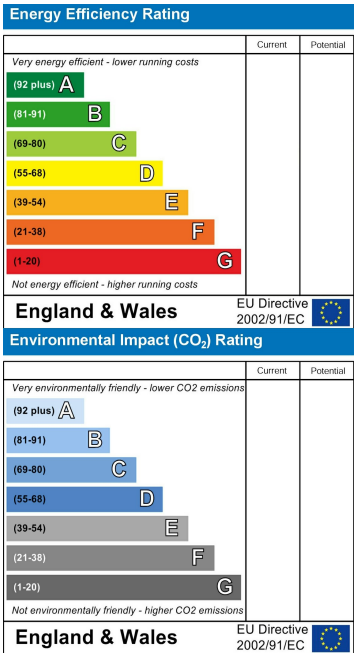
Front of Property
To the front of the property there is a driveway providing off the road parking, access to the garage, garden laid to lawn with a range of plants and shrubbery planted to the borders, pathway leading to the front entrance door, gated access to the side of the property, walled boundaries.

Garage
26'10" x 9'10" approx (8.2 x 3.0 approx)
Electric roller shutter door to the front elevation, UPVC door to the rear elevation leading to the garden.

Rear of Property
To the rear of the property there is an enclosed rear garden with paved patio area, pond, slate garden area, further lawned area with a range of mature plants and shrubbery planted to the borders, outdoor power, fencing to the boundaries.

Agents Notes: Additional Information
Council Tax Band: D
Local Authority: Gedling
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 17mbps Ultrafast 1800mbps
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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