



Armadale Close,  
Arnold, Nottingham  
NG5 8RG

**£200,000 Freehold**





Robert Ellis Estate Agents are pleased to bring to market this beautifully presented two-bedroom semi-detached home, perfect for contemporary living.

The modern kitchen at the rear comes complete with integrated appliances and opens into a bright dining area and a versatile conservatory which is ideal as a second lounge or home office. At the front, a bay-fronted living room provides a cosy and light-filled space.

Upstairs offers two generous bedrooms, with fitted wardrobes to the main, and a sleek shower room featuring a walk-in enclosure and rainfall shower.

Outside, the private rear garden offers a mix of lawn and patio, perfect for relaxing or entertaining. A detached garage and block-paved driveway provide ample parking and storage.





### Entrance Hallway

Composite entrance door to the front elevation leading into the entrance hallway comprising tiled flooring, storage cupboard, wall mounted radiator, staircase leading to the first floor landing, doors leading through to the lounge.

### Lounge

18'6" x 13'5" approx (5.65 x 4.10 approx)

UPVC double glazed bay fronted window to the front elevation, two wall mounted radiators, carpeted flooring, TV point, door leading through to the kitchen diner.

### Kitchen

13'5" x 8'4" approx (4.09 x 2.56 approx)

Tiled flooring, UPVC double glazed window to the rear elevation, UPVC double glazed window to the conservatory, UPVC double glazed door leading through to the conservatory, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, dishwasher, electric oven with four ring gas hob over and extractor hood above, integrated fridge freezer.

### Conservatory

7'5" x 6'2" approx (2.27 x 1.89 approx)

Tiled flooring, UPVC double glazed windows surrounding, UPVC double glazed door giving access to the rear garden, power.

### First Floor Landing

Carpeted flooring, access to the loft, storage cupboard, doors leading off to:

### Bedroom One

10'1" x 13'11" approx (3.09 x 4.25 approx)

Carpeted flooring, built-in storage, UPVC double glazed window to the front elevation, wall mounted radiator.

### Bedroom Two

7'6" x 11'1" approx (2.30 x 3.38 approx)

Carpeted flooring, UPVC double glazed window to the rear elevation, wall mounted radiator.

### Bathroom

Tiled flooring, tiled splashbacks, UPVC double glazed

window to the rear elevation, heated towel rail, WC, handwash basin with mixer tap, walk-in shower enclosure with rainwater shower head over, recessed spotlights to the ceiling.

### Outside

#### Rear of Property

To the rear of the property there is an enclosed rear garden with garage.

#### Front of Property

To the front of the property there is a driveway providing off the road parking.

### 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 5mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

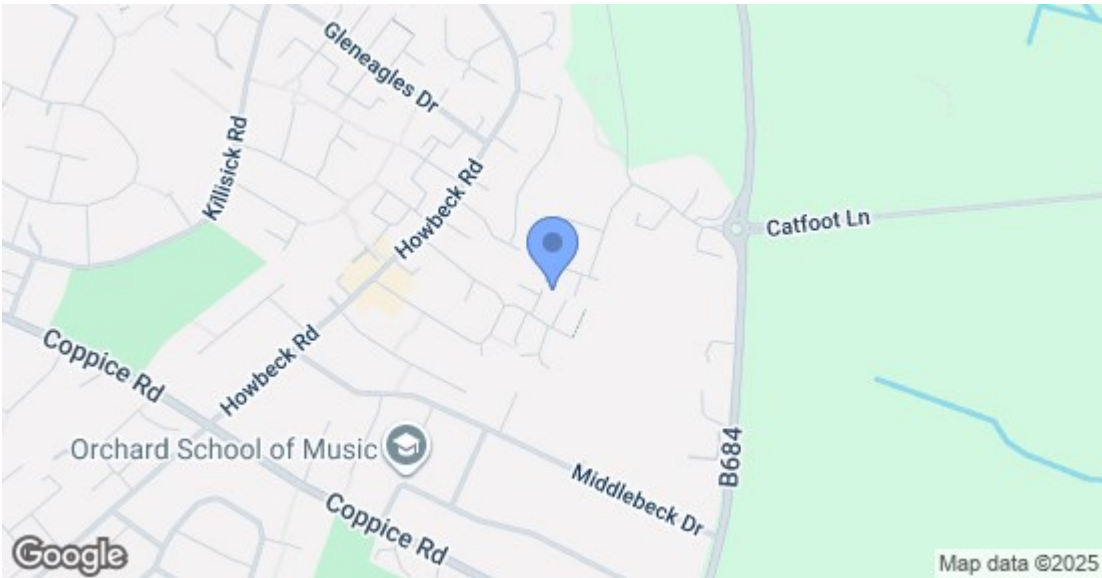
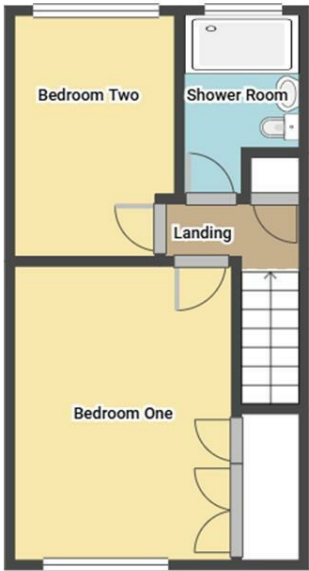
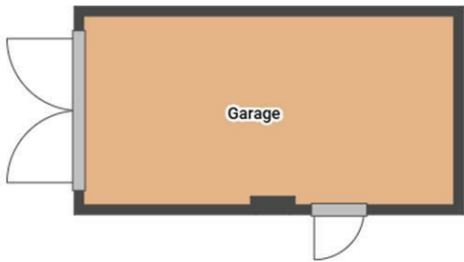
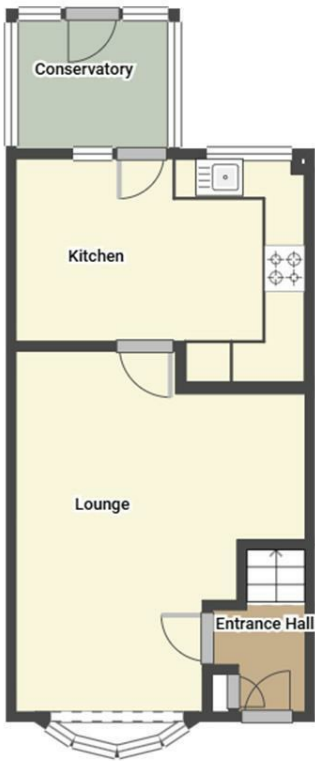
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	77
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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.