



Warren Hill Close,
Arnold, Nottingham
NG5 6GD

£200,000 Freehold



**** CORNER PLOT ****

Robert Ellis estate agents are delighted to bring to the market this fantastic three bedroom, semi detached property positioned within Arnold, Nottingham.

The property is close to Arnold town centre accommodating local amenities, shops and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Bestwood, Nottingham City centre and surrounding villages/towns.

Upon entry you are welcomed into the hallway which allows access to downstairs WC, lounge with new carpet and feature fireplace and kitchen diner with fitted wall and base units. This leads through to the conservatory and large storage room.

Stairs lead to landing, first double bedroom, second double bedroom, third single bedroom with storage cupboard and family bathroom with a three piece suite which includes a double, walk in shower.

To the front of the property is a low maintenance garden which is slated with some shrubbery. At the rear of the home is a split level garden which offers laid to lawn and patio areas.

It is the ideal family home and allows prospective buyers to move in with ease whilst putting their own stamp on the property.

Please contact the office on 0115 648 5485 to arrange your viewing now!



Hallway

12'8" x 7'11" approx (3.88m x 2.42m approx)

UPVC double glazed window to the side, UPVC opaque double glazed front door, double wall mounted radiator, understairs storage.

Ground Floor w.c.

Carpeted flooring, opaque UPVC double glazed window to the front, wall mounted hand basin with hot and cold taps, low flush w.c. and Worcester boiler.

Lounge

13'1" x 12'2" approx (3.99m x 3.71m approx)

Carpeted flooring, UPVC double glazed window to the front, wall mounted radiator, electric fire with surround.

Kitchen Diner

20'3" x 8'8" approx (6.17m x 2.64m approx)

Partially tiled flooring that leads to carpeted flooring, fitted wall and base units, stainless steel sink with dual heat tap, space for washing machine, wall mounted radiator, UPVC double glazed window to the rear and UPVC double glazed door into:

Conservatory

20'5" x 7'0" approx (6.24m x 2.14m approx)

Tiled flooring, UPVC double glazed windows to the side and rear, UPVC double glazed door to the rear garden, space for washing machine and tumble dryer, access into:

Outbuilding

11'5" x 4'10" approx (3.49m x 1.48m approx)

First Floor Landing

9'5" x 6'10" approx (2.89m x 2.10m approx)

UPVC double glazed window to the side, carpeted flooring, airing/storage cupboard with immersion tank and doors to:

Bedroom 1

11'9" x 11'6" approx (3.59m x 3.53m approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the front, fitted wardrobes.

Bedroom 2

10'7" x 10'0" approx (3.23m x 3.05m approx)

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

Bedroom 3

8'5" x 8'5" approx (2.58m x 2.57m approx)

Carpeted flooring, UPVC double glazed window to the front, storage above the stairs.

Bathroom

9'4" x 5'7" approx (2.86m x 1.72m approx)

Vinyl flooring, fully tiled walls, opaque UPVC double glazed window to the rear, walk-in double shower cubicle with hand held shower, wash hand basin with hot and cold tap, w.c. and wall mounted radiator.

Outside

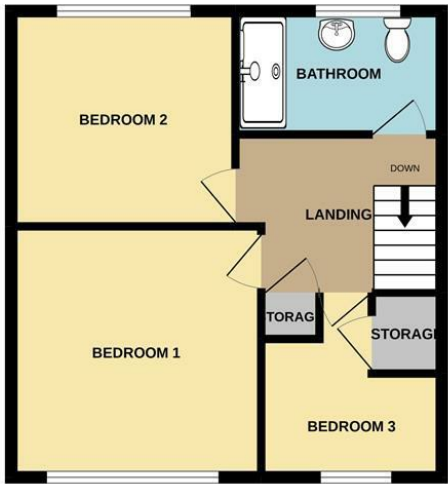
To the front there is a low maintenance garden which has slate and shrubbery with steps to the front door. To the rear the garden is split into two levels, the first laid to lawn with slated area and steps leading to the top area which is paved and has space for a shed behind the conservatory.



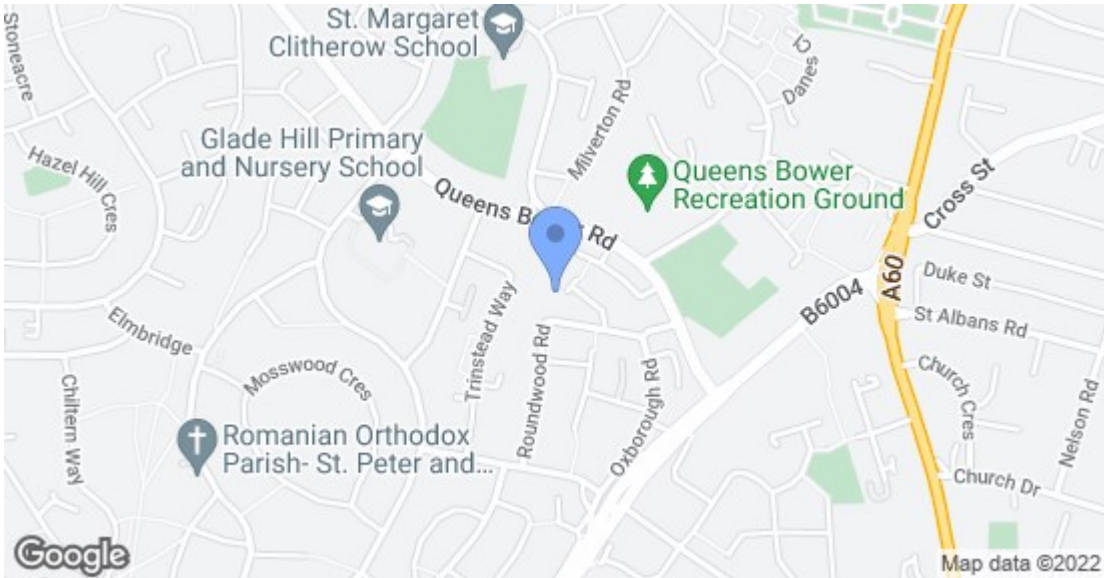
GROUND FLOOR
565 sq.ft. (52.5 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 1003 sq.ft. (93.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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