



Ladybank Rise
Arnold, Nottingham NG5 8QG

THREE BEDROOM DETACHED FAMILY
HOME, LOCATED IN A SOUGHT-AFTER
CUL-DE-SAC

£335,000 Freehold



Robert Ellis are delighted to welcome to the market this well-presented three-bedroom detached family home, positioned on a corner plot at the head of a cul-de-sac in the popular residential area of Arnold, Nottingham.

The property offers spacious and well-balanced accommodation arranged over two floors and would make an ideal purchase for a range of buyers, including first-time buyers, young families and those looking to move into a convenient Arnold location.

On entering the property, you are welcomed into an entrance hallway with stairs leading to the first floor, useful storage and access to the ground floor accommodation. There is a ground floor cloakroom/WC, a fitted kitchen positioned to the front of the property and a generous lounge diner to the rear. The lounge diner provides a bright and comfortable living space, with French doors opening directly onto the rear garden.

The kitchen is fitted with a range of matching wall and base units with work surfaces over, incorporating a stainless steel sink, integrated oven, gas hob and extractor, along with space for a fridge freezer, washing machine, dishwasher and tumble dryer. There is also a wall-mounted Ideal gas combination boiler housed within a matching cabinet.

To the first floor, the landing gives access to three bedrooms and the family bathroom. The master bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by the family bathroom, fitted with a three-piece suite including bath with shower over, wash hand basin and WC.

Outside, the property sits on a corner plot with a driveway providing off-road parking and access to the garage. The garage benefits from light, power and a rear access door. To the rear, there is an enclosed landscaped garden, mainly laid to lawn, with mature planted borders, fencing and gabion cage boundaries, together with a paved patio area, external lighting and power.

A well-positioned detached home in a popular Arnold location, offering practical accommodation, off-road parking, garage and a landscaped rear garden. An internal viewing is highly recommended.



Entrance Hallway

13' x 6'9 approx (3.96m x 2.06m approx)

Modern double glazed composite entrance door to the front elevation leading into the entrance hallway comprising laminate flooring, wall mounted radiator, ceiling light point, alarm control panel, useful storage cupboard with shelving and rail, carpeted staircase leading to the first floor landing, panelled doors leading off to:

Ground Floor Cloakroom

3' x 5' approx (0.91m x 1.52m approx)

UPVC double glazed window to the front elevation, low level flush WC, corner vanity wash hand basin with tiled splashbacks, wall mounted radiator, linoleum floor covering, ceiling light point, extractor fan, electrical consumer unit.

Fitted Kitchen

8' x 12'1 approx (2.44m x 3.68m approx)

A range of matching wall and base units with worksurfaces over incorporating 1.5 bowl stainless steel sink with mixer tap over, space and point for a fridge freezer, space and plumbing for a washing machine, space and plumbing for a dishwasher, space and point for a tumble dryer, breakfast bar, integrated Zanussi oven with four ring stainless steel gas hob over and extractor hood above, stainless steel splashback, wall mounted Ideal gas central heating combination boiler housed within a matching cabinet providing instant hot water and central heating to the property, wall mounted radiator, UPVC double glazed window to the front elevation, linoleum floor covering.

Lounge Diner

15' x 15'05 approx (4.57m x 4.70m approx)

UPVC double glazed French doors leading to the enclosed landscaped rear garden with UPVC double glazed windows either side, laminate flooring, ceiling light point, built-in storage cupboard providing useful additional understairs storage.

First Floor Landing

Ceiling light point, carpeted flooring, loft access hatch, wall mounted radiator, built-in storage cupboard, panelled doors leading off to:

Family Bathroom

8'1 x 6'2 approx (2.46m x 1.88m approx)

UPVC double glazed window to the front elevation, three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin, low level flush WC, wall mounted radiator, tiled splashbacks, ceiling light point, extractor fan.

Bedroom Two

8'10 x 10'3 approx (2.69m x 3.12m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, carpeted flooring.

Bedroom Three

8'11 x 6'4 approx (2.72m x 1.93m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, carpeted flooring.

Bedroom One

8'5 x 11'11 approx (2.57m x 3.63m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, carpeted flooring, panelled door leading to the en-suite shower room.

En-Suite

4'3 x 8'6 approx (1.30m x 2.59m approx)

Walk-in shower enclosure with electric shower over, pedestal wash hand basin, low level flush WC, wall mounted radiator, linoleum flooring, ceiling light point, extractor fan, shaver point.

Outside

The property sits on a corner plot at the head of a cul-de-sac with a driveway providing ample off the road vehicle hardstanding providing access to the garage.

To the rear of the property there is an enclosed landscaped rear garden being laid mainly to lawn with fencing and gabion cages to the boundaries, mature shrubs and trees planted to the borders with additional paved patio area, extremal light and power.

Garage

Up and over door to the front elevation, light and power, access door to the rear elevation.

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 5mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

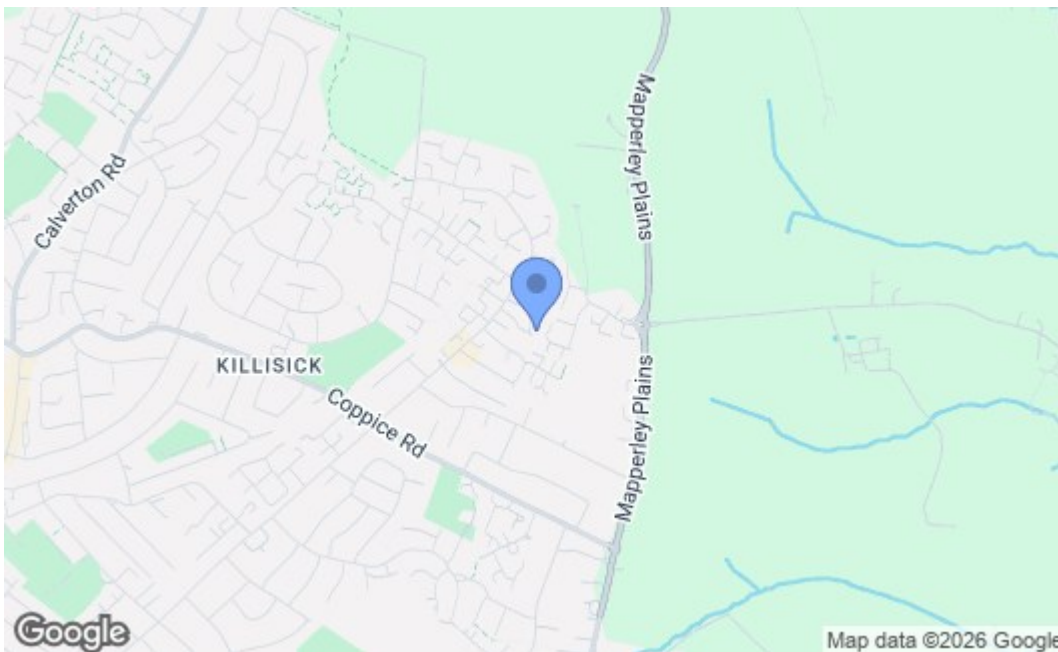
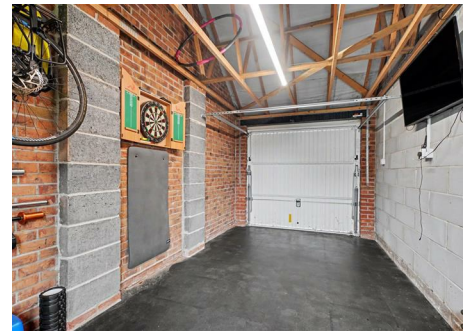
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) 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	

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.