



**George Street
Arnold, Nottingham NG5 6LP**

Asking Price £395,000 Freehold

A FULLY RENOVATED THREE BEDROOM
DETACHED PROPERTY SITUATED IN
ARNOLD, NOTTINGHAM.



A STUNNING, FULLY RENOVATED AND EXTENDED DETACHED FAMILY HOME – NO UPWARD CHAIN

This superb detached property has undergone a full programme of renovation and thoughtful extension, resulting in a beautifully presented family home that's ready to move straight into. Offering spacious and flexible living accommodation throughout, the property sits on a generous plot and benefits from a landscaped rear garden and additional outbuilding, ideal for a home office or gym.

In brief, the internal accommodation comprises a welcoming entrance hall, a spacious and modern dining kitchen fitted with stylish units and integrated appliances, light and airy lounge, Dining room with Bi-fold doors leading out to the garden, and a ground floor WC and utility room. To the first floor are three well-proportioned bedrooms and a modern four-piece suite family bathroom.

The rear of the property has been extended to create additional living space, while the full gas central heating and double glazing ensure comfort and energy efficiency. Outside, the rear garden has been landscaped for easy maintenance and enjoyment, and the outbuilding offers a versatile space to suit a variety of needs.

This is a rare opportunity to purchase a fully updated home with no upward chain, ideally located close to local amenities, schools and excellent transport links overlooking the local park.

Viewing is highly recommended to appreciate the quality of finish and space on offer. Contact Robert Ellis to arrange your viewing today.



Front of Property

To the front of the property there is a driveway providing ample off the road vehicle hardstanding.

Entrance Hallway

7'07 x 13'04 approx (2.31m x 4.06m approx)

Modern double glazed composite door to the front elevation with UPVC double glazed window, electrical consumer unit, ceiling light point, staircase leading to the first floor landing, understairs storage cupboard, panelled doors leading off to;

Living Room

13'09 x 12'07 approx (4.19m x 3.84m approx)

Double glazed sectional bay window to the front elevation, wall mounted double radiator, inglenook feature fireplace, ceiling light point.

Open Plan Modern Kitchen Diner

21'9 x 11'09 approx (6.63m x 3.58m approx)

With a range of contemporary wall and base units incorporating laminate work surfaces above, inset 1 1/2 bowl sink with mixer tap over, island unit incorporating induction hob with central extractor units, integrated double oven, integrated microwave, wall mounted radiator, double glazed windows to the rear and side elevations, double glazed door providing access to the landscaped rear garden, dining area, archway leading through to second reception with panelled door leading to the utility room.

Second Reception

11'05 x 14'02 approx (3.48m x 4.32m approx)

Bi-fold doors to the rear elevation, ceiling light point, wall mounted radiator.

Utility Room

3'01 x 8'09 approx (0.94m x 2.67m approx)

Gas central heating combination boiler providing hot water and central heating to the property, wall mounted radiator, space and plumbing for automatic washing machine, with large storage under the stairs.

First Floor Landing

Velux roof light providing natural daylight to the property, loft access hatch with pull down ladders, panelled doors leading off to;

Bedroom One

11'04 x 13'03 approx (3.45m x 4.04m approx)

Double glazed windows to the front elevation, wall mounted radiator, ceiling light point.



Bedroom Two

11'05 x 10'03 approx (3.48m x 3.12m approx)

Double glazed window to the rear elevation, wall mounted radiator, ceiling light point.

Bedroom Three

9'04 x 11'08 approx (2.84m x 3.56m approx)

Double glazed window to the front elevation, wall mounted radiator, ceiling light point, recessed spotlights to the ceiling.

Family Bathroom

11'06 x 7'07 approx (3.51m x 2.31m approx)

Modern four piece suite comprising double ended panelled bath, wall hung vanity wash hand basin with feature tiled splashbacks, mixer tap and storage below, low level flush WC, walk-in shower enclosure featuring rain water showerhead above, heated towel rail, large format tiling to the floor, tiled splashbacks, recessed spotlights to the ceiling, built-in storage cupboard.

Rear of Property

To the rear of the property there is an enclosed rear landscaped garden being laid mainly to lawn with large decked area, additional benefit of a large outbuilding featuring windows, panelled doors, light and power.

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 18mbps 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

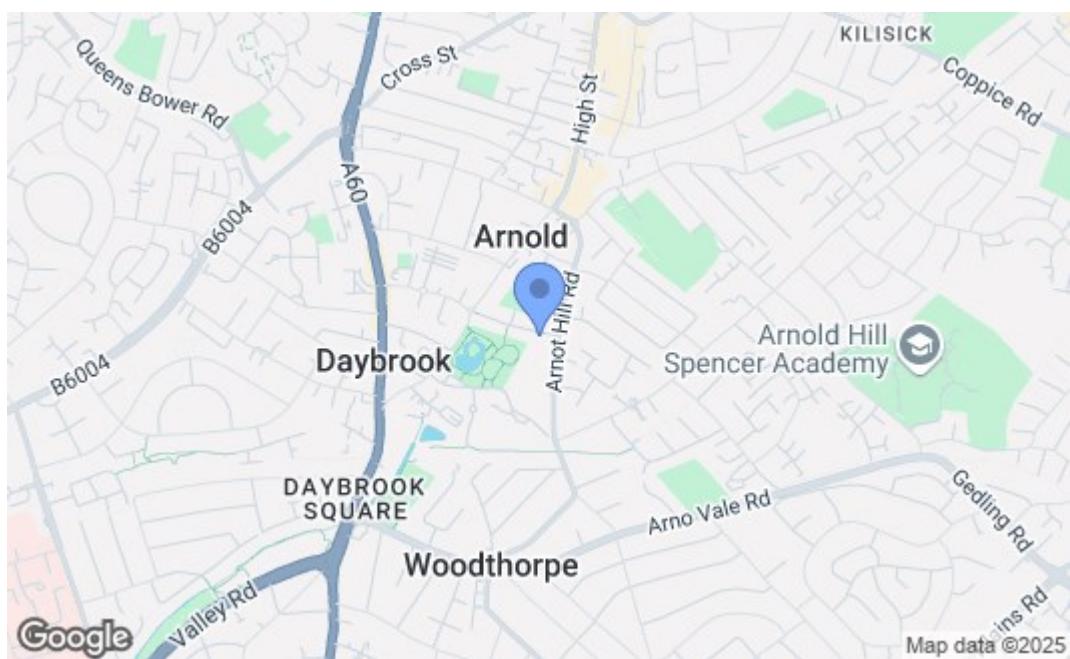
Any Legal Restrictions: No

Other Material Issues: No





Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	76
(81-91)	B	
(69-80)	C	
(55-68)	D	63
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
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		
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.