



**Blake Close**  
**Arnold, Nottingham NG5 6NB**

**Asking Price £475,000 Freehold**

EXTENDED FOUR BEDROOM DETACHED  
FAMILY HOME SITUATED IN CUL-DE-SAC  
LOCATION



ROBERT ELLIS are delighted to bring to the market this superbly presented and extended four-bedroom detached family home, positioned on a quiet cul-de-sac in a highly regarded part of Arnold. The property has been significantly upgraded by the current owners and offers a fantastic balance of modern open-plan living and flexible family accommodation.

The standout feature is the impressive open plan living dining kitchen, fitted with contemporary units, quartz worktops, central island, BOSCH/NEFF appliances, Velux roof lights and bi-folding doors opening onto a south-facing landscaped rear garden—ideal for family life and entertaining. Additional ground floor highlights include a welcoming entrance hall, cosy living room with feature multi-fuel burner, cloakroom/WC, utility room and integral garage.

To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, along with a stylish family bathroom.

Further benefits include owned solar PV with battery storage, enhancing energy efficiency and reducing running costs, alongside an electric vehicle charging point, making the property ideally suited to modern sustainable living.

Externally, the property benefits from a large driveway providing ample off-street parking and a beautifully maintained rear garden.

Situated close to reputable schools, amenities and transport links, this is a fantastic long-term family home and an early viewing is highly recommended.



### Entrance Porch

3'4 x 6'01 approx (1.02m x 1.85m approx)

UPVC double glazed composite door to the front elevation with UPVC double glazed windows to the front and side elevations, wooden flooring, ceiling light point, UPVC double glazed entrance door leading into the inner entrance hallway.

### Inner Entrance Hallway

16'10 x 6' approx (5.13m x 1.83m approx)

Ceiling light point, coving to the ceiling, wooden flooring, wall mounted radiator, carpeted staircase leading to the first floor landing, internal panelled doors leading off to:

### Living Room

10'10 x 16'05 approx (3.30m x 5.00m approx)

UPVC double glazed picture window to the front elevation with picturesques views, wall mounted radiator, ceiling light point, feature fireplace incorporating a cast iron multifuel burner with marble hearth, wooden mantle and brick surround, feature panelled wall, ceiling light point, coving to the ceiling.

### Integral Garage

8'9 x 17'05 approx (2.67m x 5.11m approx)

Electric roller shutter door to the front elevation, light, power, wall mounted Worcester Bosch gas central heating boiler providing hot water and central heating to the property, electrical consumer unit with solar panel controls.

### Ground Floor Cloakroom

8'10 x 2'11 approx (2.69m x 0.89m approx)

UPVC double glazed window to the side elevation, low level flush WC, vanity wash hand basin, wall mounted feature radiator, wooden flooring, ceiling light point, coving to the ceiling, part panelling to the walls.

### Understairs Storage Cupboard

Providing useful additional storage space with light and power, wooden flooring.

### Open Plan Living Dining Kitchen

19'11 x 16'9 approx (6.07m x 5.11m approx)

This magnificent extended open plan living dining kitchen benefits from having a range of contemporary matching wall and base units incorporating quartz worksurfaces over, central island unit offering ample additional storage with seating, NEFF induction hob with central extractor unit, integrated microwave, integrated oven, space and point for American style fridge freezer, integrated dishwasher, undercounter sink with swan neck mixer tap over, butlers pantry providing additional storage, wine rack, recessed spotlights to the ceiling, luxury vinyl tile flooring, ample seating and dining space to the rear, feature vertical radiator, three Velux roof lights to the rear elevation, bi-folding doors leading out to the landscaped rear garden, sliding farm-style door leading to the utility room.

### Utility Room

6'10 x 7'9 approx (2.08m x 2.36m approx)

Belfast sink with swan neck mixer tap over, UPVC double glazed window to the rear elevation, UPVC double glazed door to the side elevation providing access to the enclosed rear garden, recessed spotlights to the ceiling, space and plumbing for an automatic washing machine, space and point for a freestanding tumble dryer, additional storage cabinets, luxury vinyl tile flooring.

### First Floor Landing

Ceiling light point, carpeted flooring, loft access hatch, coving to the ceiling, panelled doors leading off to:

### Bedroom One

13'01 x 11' approx (3.99m x 3.35m approx)

UPVC double glazed picture window to the front elevation with picturesques views, wall mounted radiator, ceiling light point, coving to the ceiling, carpeted flooring, panelled door leading through to the en-suite shower room.

### En-Suite Shower Room

5'10 x 4'4 approx (1.78m x 1.32m approx)

UPVC double glazed window to the front elevation, vanity wash hand basin, low level flush WC, quadrant shower enclosure with rain water shower head above, chrome heated towel rail, recessed spotlights to the ceiling, built-in extractor to the ceiling.

### Bedroom Two

12' x 11'02 approx (3.66m x 3.40m approx)

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

### Bedroom Three

12' x 13'01 approx (3.66m x 3.99m approx)

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

### Bedroom Four

12'01 x 8'03 approx (3.68m x 2.51m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, coving to the ceiling, laminate floor covering.

### Family Bathroom

8'10 x 6'10 approx (2.69m x 2.08m approx)

UPVC double glazed window to the rear elevation, low level flush WC, vanity wash hand basin, double ended panelled bath, walk-in shower enclosure with rainwater shower head above, recessed spotlights to the ceiling, extractor unit, part panelling to the walls, chrome heated towel rail, shelving.

### Front of Property

To the front of the property there is a large double driveway providing ample off the road vehicle hardstanding, artificial lawn providing additional vehicle hardstanding subject to the buyers needs and requirements, access to the integral garage, EV charger.

### Rear of Property

To the rear of the property there is an enclosed landscaped south facing rear garden incorporating fencing and hedging to the boundaries, mature shrubs and trees planted to the borders, circular paved feature patio area with circular artificial lawn.

### 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 16mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

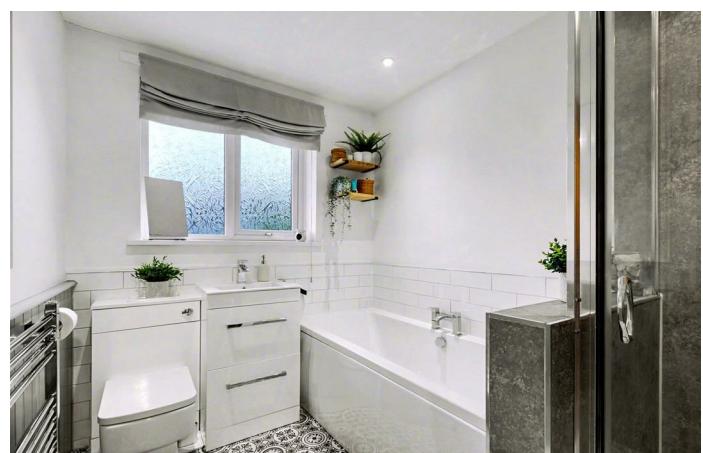
Flood Risk: No flooding in the past 5 years

Flood Defences: No

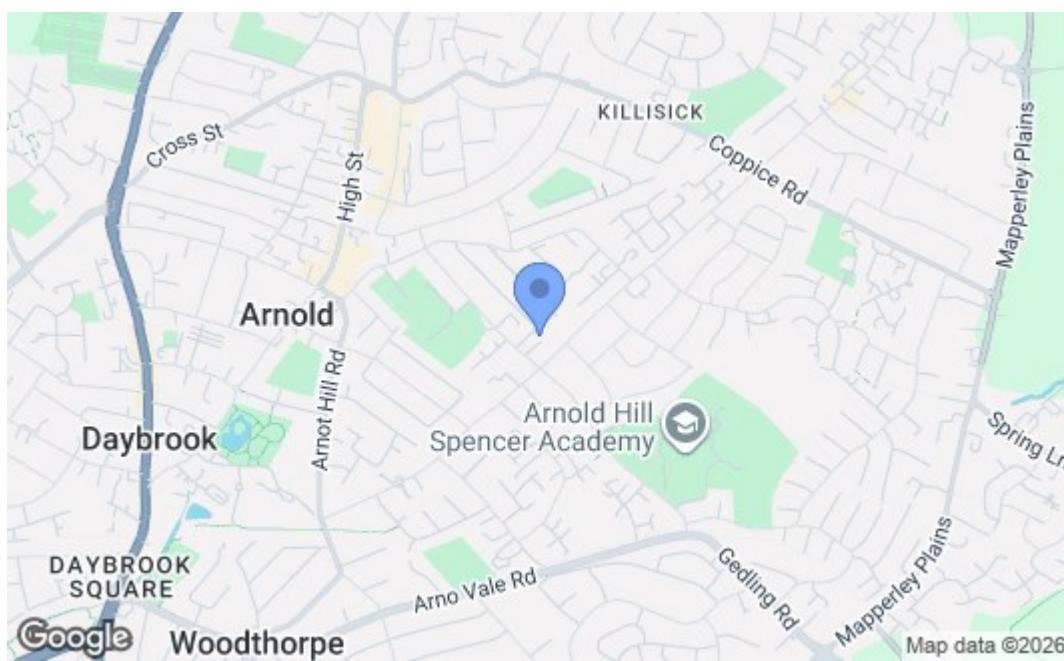
Non-Standard Construction: No

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

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

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.