

Robert Ellis

look no further...



Burford Street,
Arnold, Nottingham
NG5 7DH

£250,000 Freehold

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A BEAUTIFULLY PRESENTED THREE BEDROOM HOME OFFERING GENEROUS AND VERSATILE ACCOMMODATION ARRANGED OVER THREE FLOORS, WITH A CONTEMPORARY DINING KITCHEN, SPACIOUS LIVING ROOM, TWO BATHROOMS AND AN ATTRACTIVE LANDSCAPED REAR GARDEN.

Robert Ellis are delighted to bring to the market this spacious and extremely well-presented three-bedroom property, situated on the popular Burford Street within easy reach of Arnold town centre.

The accommodation has been thoughtfully arranged over three floors and would make an ideal home for a first-time buyer, professional couple or growing family looking for a property that is ready to move straight into. The property benefits from UPVC double glazing, gas central heating and a number of attractive modern features, including wall panelling and luxury vinyl tiled flooring.

The property is entered through a modern composite front door which opens directly into the dining kitchen. This contemporary space is fitted with a range of matching wall and base units, together with work surfaces, a one-and-a-half bowl sink and a selection of integrated appliances including an oven, gas hob, extractor hood and dishwasher. There is also space for a washing machine and fridge freezer, as well as ample room for a dining table.

An inner lobby provides access to a useful ground-floor cloakroom, an understairs storage cupboard and the staircase leading to the upper floors.

Positioned at the rear of the property is the generously proportioned living room. This attractive reception room features decorative wall panelling and benefits from French doors, together with an additional window, overlooking and providing direct access to the rear garden.

To the first floor, the landing provides access to two excellent bedrooms and the family bathroom. Bedroom two is a spacious double room overlooking the rear, while bedroom three is another generously sized room positioned at the front and benefits from built-in wardrobes.

The family bathroom is fitted with a modern four-piece suite comprising a panelled bath, vanity wash hand basin, low-flush WC and a separate walk-in shower enclosure.

A further staircase rises to the second floor, where the impressive principal bedroom can be found. This private bedroom suite benefits from a large Velux window, useful storage providing a walk-in wardrobe and access to its own en-suite shower room. The en-suite includes a shower enclosure, WC and wash hand basin, together with an airing cupboard housing the gas central heating combination boiler.

Outside, the property has a low-maintenance frontage with a pathway leading to the entrance door. To the rear is an enclosed and attractively landscaped garden incorporating an Indian sandstone paved patio, fenced boundaries and secure gated access.

Burford Street is conveniently positioned for Arnold town centre, where a wide variety of shops, supermarkets, cafés and other amenities can be found. The property is also well placed for local schools, regular bus services and road links providing access to Nottingham city centre and the surrounding areas.

An internal viewing is highly recommended to appreciate the size, presentation and flexible accommodation this superb home has to offer.



Dining Kitchen

13' x 11'2 approx (3.96m x 3.40m approx)

A range of matching contemporary wall and base units incorporating laminate worksurfaces over, 1.5 bowl stainless steel sink with mixer tap over, integrated Zanussi oven, integrated four ring gas hob with stainless steel extractor hood over, integrated dishwasher, space and plumbing for a washing machine, space and point for a fridge freezer, UPVC double glazed window to the front elevation, modern double glazed composite door to the front elevation, wall mounted radiator, LVT flooring, ample space for a dining table, recessed spotlights to the ceiling, panelled door leading through to the inner lobby.

Inner Lobby

6'9 x 13'1 approx (2.06m x 3.99m approx)

Ceiling light point, wall mounted radiator, staircase leading to the first floor landing, understairs storage cupboard with rail, doors leading off to:

Ground Floor Cloakroom

2'4 x 5'5 approx (0.71m x 1.65m approx)

Low level flush WC, corner vanity wash hand basin with tiled splashbacks, recessed spotlights to the ceiling, extractor fan.

Living Room

15'3 x 13'01 approx (4.65m x 3.99m approx)

UPVC double glazed French doors to the rear elevation with UPVC double glazed window to the side, ceiling light points, wall mounted radiator, part-panelling to the walls.

First Floor Landing

UPVC double glazed window to the side elevation, staircase leading to the second floor landing, panelled doors leading off to:

Family Bathroom

5'05 x 8'07 approx (1.65m x 2.62m approx)

Modern four piece suite comprising panelled bath with mixer tap over, vanity wash hand basin, low level flush WC, walk-in shower enclosure featuring a mains fed shower over, recessed spotlights to the ceiling, chrome heated towel rail, extractor fan, tiled splashbacks, LVT flooring.

Bedroom Two

10'9 x 13'01 approx (3.28m x 3.99m approx)

Two UPVC double glazed windows to the rear elevation, ceiling light point, wall mounted radiator, part-panelling to the walls.

Bedroom Three

11'01 x 11'01 approx (3.38m x 3.38m approx)

Two UPVC double glazed windows to the front elevation, ceiling light point, built-in wardrobes providing ample storage space, wall mounted radiator.

Second Floor Landing

Velux roof light, storage space, ceiling light point, panelled door leading to bedroom one.

Bedroom One

9'5 x 14'06 approx (2.87m x 4.42m approx)

Large Velux roof light, ceiling light point, wall mounted radiator, storage providing walk-in wardrobe, door leading through to the en-suite shower room.

En-Suite

6'08 x 6'05 approx (2.03m x 1.96m approx)

Velux roof light, low level flush WC, pedestal wash hand basin with tiled splashback, quadrant shower enclosure with mains fed shower over, recessed spotlights to the ceiling, extractor fan, wall mounted radiator, LVT flooring, airing cupboard housing the gas central heating combination boiler providing hot water and central heating to the property.

Outside

To the front of the property there is a low maintenance garden with wall to the front, pathway to the front entrance door.

To the rear of the property there is an enclosed landscaped rear garden incorporating Indian sandstone paved patio area, fencing to the boundaries and secure rear gated access.

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 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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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 (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		

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.