Robert Ellis

look no further. . .

Wansbeck Close,
Arnold, Nottingham
NG5 8SS

£575,000 Freehold

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Guide Price £575,000 - £625,000.

Set at the end of a peaceful and private cul-de-sac in the highly desirable NG5 area, this outstanding four double bedroom detached home offers an impressive blend of space, style and comfort. With countryside views to the front, a double garage, ample off-street parking and generous internal accommodation, this extended family home provides the perfect setting for modern living.

On entering the property, you're welcomed into a grand entrance hall with tiled flooring, a central chandelier and an internal bridge overhead, offering a striking and elegant first impression. This bright and spacious hallway provides access to all the ground floor rooms.

To the front of the property is a versatile snug, currently used as an office, but equally suited as a cosy, extra reception room or guest bedroom. This space benefits from a bay window, integrated sound system, fadeable spotlights and soft carpets underfoot, creating a warm and comfortable atmosphere. Off the hallway there is also a modern downstairs W/C, along with a useful under-stairs storage cupboard.

The large main lounge is a beautifully presented room, bay-fronted to the front with open plan views through to the rear garden. Fitted carpets, a media feature wall with wall-mounted TV, and a concealed broadband and WiFi hub complete the space, offering a stylish yet relaxed environment for day-to-day living.

Open-plan access flows into an extended sunroom, designed for both practicality and style. With feature herringbone flooring, twin skylights, and LED strip lighting that adds a cool ambient glow in the evening, this space is ideal for hosting or dining. Bi-fold doors span the rear wall, opening out to the garden and filling the space with natural light.

Continuing through, the kitchen/diner is a true centrepiece of the home. Expansive in size and finished to an exceptional standard, the kitchen includes high-quality integrated appliances such as a double oven, four-way hob with built-in extractor, fridge freezer, dishwasher, and a wine fridge. A freestanding island with inset sink, while the wallside units offer both prep space and overhead storage. Hidden among the cabinetry is a custom-built coffee station, a clever and luxurious touch. A second set of bi-fold doors overlooks the garden, and a separate utility room offers further convenience. The entire space is finished with premium tiled flooring, combining practicality with elegance.

Upstairs, the impressive land bridge over the hallway below creates a striking open feel and adds architectural interest to the layout. Two forward-facing double bedrooms offer stunning field views and an abundance of natural light, each with twin windows and ample space. A third bedroom, also a large double, includes built-in storage and a well-appointed ensuite shower room, immaculately presented and finished with plush carpets.

The master suite is a true standout feature, providing a generously proportioned bedroom with wall-length fitted wardrobes, plush carpeting and dual windows with elevated views over the city. The accompanying ensuite is spacious and stylish, ideal for relaxed morning routines or evening wind-downs.

Outside, the south-facing garden is a real suntrap. Thoughtfully landscaped with a stone patio, neat lawn and a pergola, the garden offers privacy, functionality and space to enjoy all year round. Gated side access leads back to the front of the property. The detached double garage comes with power, lighting and additional loft storage above, making it perfect for secure parking, a workshop or further storage.

Located close to excellent local schools, with easy access to Arnold High Street, countryside walks and key transport routes including the A60, this home is ideally positioned for both convenience and lifestyle.

ENTRANCE PORCH
Door leading to entrance hallway.

ENTRANCE HALLWAY
LVT flooring, chandelier, stairs leading to the first floor, radiator, control panel for lighting, understairs storage cupboard, double doors accessing the lounge, door to ground floor WC, door to kitchen area.

GROUND FLOOR WC
7'5" x 3'2" (2.270 x 0.975)
Wood effect laminate flooring, window, toilet, radiator, basin, towel rack.

LOUNGE
21'0" x 11'10" (6.409 x 3.611)
Open plan to the extension, bay fronted uPVC window, radiator, carpeted, broadband hub, shelving space.

EXTENSION
11'9" x 7'5" (3.585 x 2.283)
Wood effect laminate flooring, bi-fold rear doors, twinned Velux inner ceiling with spotlights, radiator. Open arch to the kitchen dining space.

KITCHEN DINING SPACE
LVT flooring, ample space for dining table and chairs, slatted wood panelling, utility space. In the centre there is a kitchen island with marble tops, sink, storage including white goods such as dishwasher, space for stools (x3), LED lighting, wine cooler. Four ring gas hob ("BORA"), an extractor fan is sunken into the middle of the hob, under-cupboard lighting, double oven (one is a microwave), window, bi-fold doors overlooking the garden.

UTILITY SPACE
5'6" x 6'7" (1.680 x 2.013)
Washing machine, boiler, radiator, understairs storage cupboard, extra cupboards with granite worktops.

BAY FRONTED SNUG
10'4" x 12'1" (3.156 x 3.696)
Currently used as an office. Carpet, bay fronted with radiator underneath, spotlights, in-built speaker system, double doors.

FIRST FLOOR LANDING
Carpet, wooden balustrade, balcony-style feature overlooking the entrance hall, doors to utility room, four bedrooms and family bathroom. Access to loft space with boarding and insulation.

PRINCIPAL BEDROOM
14'5" x 10'11" (4.399 x 3.338)
Two radiators, fitted cupboards, carpet, double glazed windows to the rear overlooking the city, further double glazed window.

EN-SUITE
9'7" x 5'3" (2.925 x 1.605)
Three piece suite comprising double shower shower with sliding door, sink with vanity unit above and WC. Tile-effect flooring, ceramic wall tiling, heated towel rack, extractor fan and spotlights.

BEDROOM TWO
11'0" x 12'2" (3.367 x 3.717)
Carpet, double glazed window overlooking the garden, radiator, door to en-suite.

EN-SUITE
6'4" x 4'9" (1.949 x 1.471)
Three piece suite comprising shower cubicle with single shower head, sink and WC. Towel rack, radiator, double glazed window, spotlights, extractor fan, electric shaving point, ceramic-effect tiled flooring, ceramic wall tiles.

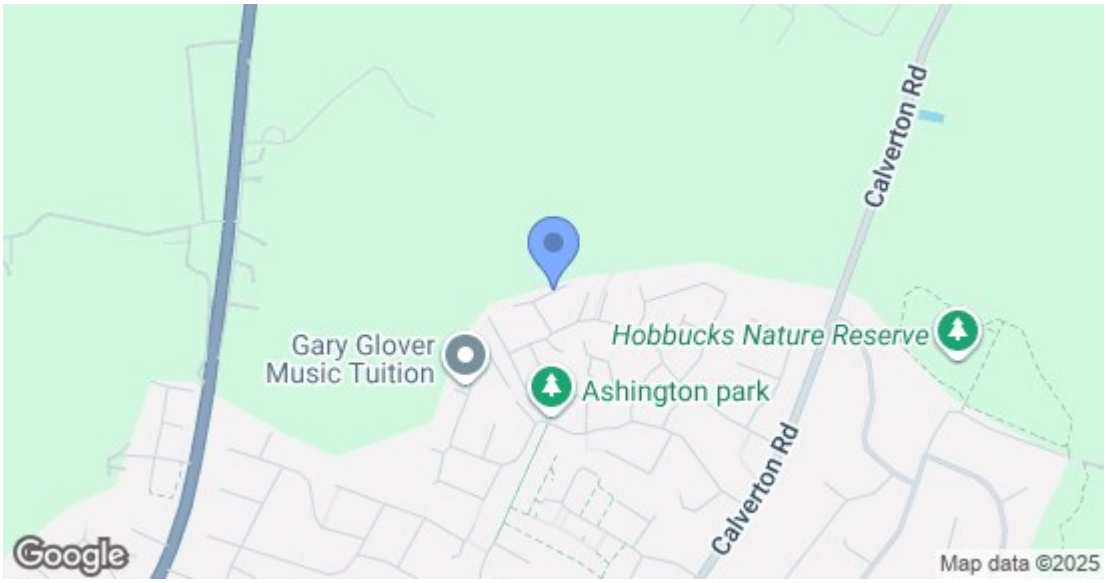
BEDROOM THREE
Double glazed windows with views over the fields, radiator, further double glazed window to the right.

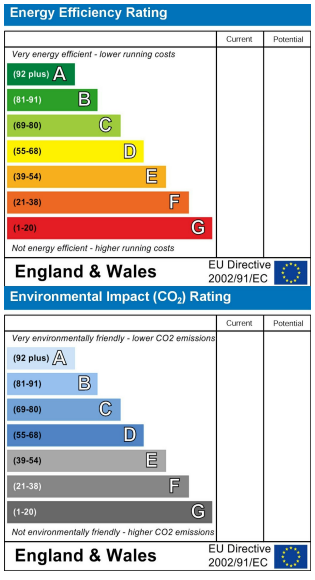
BEDROOM FOUR
12'1" x 9'8" (3.696 x 2.951)
Carpet, two double glazed windows with views over the fields, radiator, multiple power outlets.

FAMILY BATHROOM
6'8" x 9'6" (2.034 x 2.904)
Wood-effect laminate flooring, bath, double shower, with folding glass door, heated towel rack, ceramic wall tiles, sink with vanity cabinet above, WC and double glazed window.

OUTSIDE
The rear garden has Indian stone patio which then leads onto a lawn, pergola and access to the driveway via the right hand side.

DOUBLE DETACHED GARAGE
18'0" x 16'5" (5.489 x 5.014)
With electric sliding door. Brick built, tiled roof, electrics, loft space.





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