Robert Ellis

look no further. . .

Gedling Road
Arnold, Nottingham NG5 6NW

A SPACIOUS THREE BEDROOM SEMI DETACHED HOME WITH A CONSERVATORY, GARAGE AND BEAUTIFULLY MAINTAINED REAR GARDEN.

£250,000 Freehold

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Robert Ellis Estate Agents are delighted to bring to the market this well-presented three bedroom semi-detached home, situated in a highly sought-after area of Arnold. Offering spacious accommodation throughout, excellent outdoor space and a fantastic location close to local amenities and well-regarded schools, this property is ideal for first-time buyers, growing families and those looking to upsize.

Upon entering the property, you are welcomed into an entrance porch leading through to a bright and inviting hallway. The spacious lounge enjoys a large bay window to the front elevation, allowing plenty of natural light to flood the room, whilst a feature fireplace creates a warm and comfortable focal point for relaxing with family and friends.

To the rear of the property is a modern kitchen diner fitted with a range of wall and base units, integrated appliances and ample worktop space. There is plenty of room for dining, making it the ideal setting for everyday family life and entertaining. French doors open directly into the conservatory, creating an additional reception space overlooking the rear garden and seamlessly connecting indoor and outdoor living.

To the first floor are three well-proportioned bedrooms, including two generous doubles and a further single bedroom, all served by a contemporary shower room fitted with a modern suite and heated towel rail.

Externally, the property benefits from a block-paved driveway providing ample off-road parking, together with a covered carport leading to a detached garage offering excellent storage or workshop potential. To the rear is a beautifully maintained enclosed garden featuring a patio seating area, generous lawn, mature planting and a further seating area to the rear, providing a wonderful outdoor space for entertaining and family enjoyment.

Conveniently positioned close to Arnold town centre, excellent transport links, well-regarded schools and a wide range of local amenities, this fantastic home offers the perfect combination of comfort, practicality and location.

An early viewing is highly recommended to fully appreciate everything this superb property has to offer.

Entrance Porch
UPVC double glazed door leading into the entrance porch, UPVC double glazed windows to the front and side elevations, carpeted flooring, UPVC double glazed door leading through to the entrance hallway.

Entrance Hallway
Vinyl flooring, carpeted staircase leading to the first floor landing, door leading through to the lounge.

Lounge
12'57 x 15'17 approx (3.66m x 4.57m approx)
LVT flooring, UPVC double glazed bay window to the front elevation, wall mounted radiator, wall mounted radiator, coving to the ceiling, gas fire with tiled hearth and wooden surround, storage cupboard, door leading through to the kitchen diner.

Kitchen Diner
8'10 x 15'79 approx (2.69m x 4.57m approx)
A range of wall and base units with worksurfaces over incorporating a 1.5 bowl sink and drainer unit with swan neck mixer tap, integrated fridge freezer, integrated oven with four ring hob over and extractor hood above, space and point for a drinks cooler, space and plumbing for a washing machine, integrated dishwasher, vertical wall mounted radiator, UPVC double glazed door to the side elevation, LVT flooring, UPVC double glazed window to the conservatory, UPVC double glazed French doors leading through to the conservatory, coving to the ceiling.

Conservatory
12'24 x 9'24 approx (3.66m x 2.74m approx)
LVT flooring, UPVC double glazed French doors leading out to the rear garden, UPVC double glazed windows to the side and rear elevations, built-in blinds, power and lighting.

First Floor Landing
Carpeted flooring, UPVC double glazed window to the side elevation, coving to the ceiling, doors leading off to:

Bedroom One
12'57 x 9'57 approx (3.66m x 2.74m approx)
UPVC double glazed bay window to the front elevation, wall mounted radiator, coving to the ceiling, carpeted flooring.

Bedroom Two
10'99 x 8'57 approx (3.05m x 2.44m approx)
UPVC double glazed window to the rear elevation, carpeted flooring, built-in storage, wall mounted radiator, coving to the ceiling.

Bedroom Three
6'65 x 7'82 approx (1.83m x 2.13m approx)
UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator, coving to the ceiling.

Shower Room
5'51 x 7'23 approx (1.52m x 2.13m approx)
LVT flooring, UPVC double glazed window to the front elevation, WC, tiling to the walls, shower enclosure with electric shower over, recessed spotlights to the ceiling, handwash basin with separate hot and cold taps, heated towel rail.

Outside

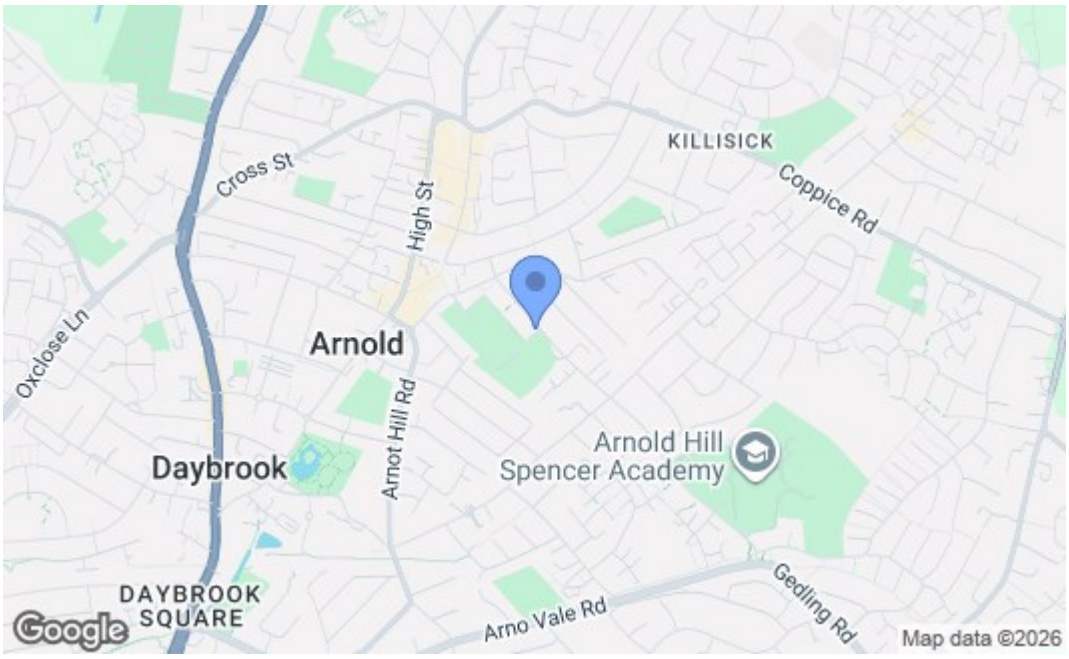
Front of Property
To the front of the property there is a driveway providing off the road parking, gated access to the carport, walled boundaries.

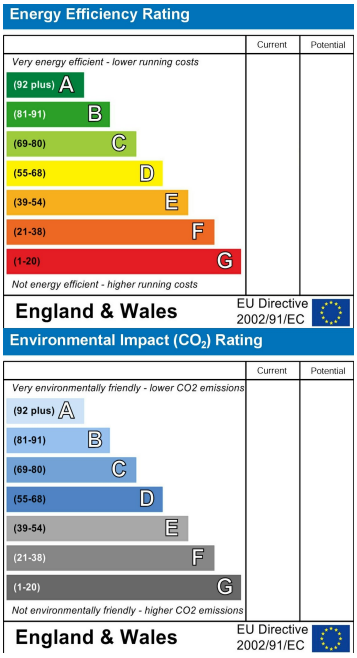
Carport
Block paved carport, outdoor water tap, gated access to the driveway.

Garage
Light and power.

Rear of Property
To the rear of the property there is a good sized enclosed rear garden with paved patio area, garden laid to lawn, further pebbled seating area to the rear of the garden, shed, wooden garage, access to the carport, a range of mature plants and shrubbery planted to the borders, fencing and hedging to the boundaries.

Agents Notes: Additional Information
Council Tax Band: A
Local Authority: Gedling
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 20mbps Ultrafast 1000mbps
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





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.

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