Robert Ellis

look no further. . .

Homefield Avenue
Arnold, Nottingham NG5 8GA

THREE BEDROOM SEMI-DETACHED
EXTENDED FAMILY PROPERTY.

Asking Price £210,000 Freehold

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A WELL-PRESENTED THREE-BEDROOM SEMI-DETACHED HOME IN A SOUGHT-AFTER ARNOLD LOCATION – NO UPWARD CHAIN!

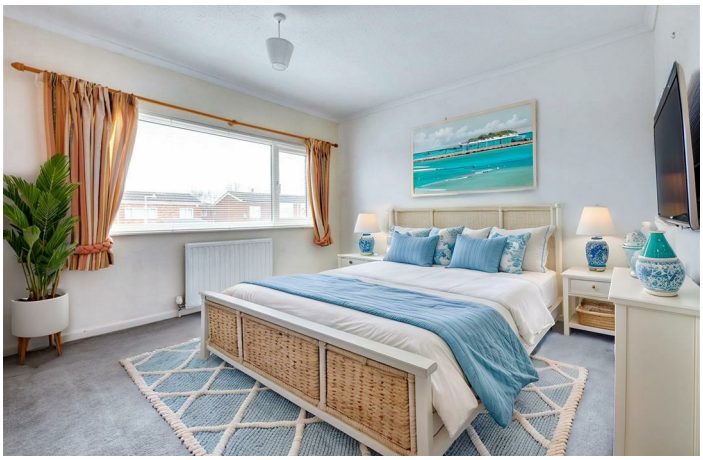
We are delighted to bring to the market this spacious and well-maintained three-bedroom semi-detached property, situated in the ever-popular area of Arnold, offering easy access to a range of local amenities, excellent transport links, and well-regarded schools.

The accommodation is arranged over two floors and is ideal for a variety of buyers, including families and professionals alike. Upon entering, you are welcomed by a bright and inviting entrance hall, leading to a convenient ground floor W/C. The property boasts a generous living room, which flows seamlessly into the adjoining dining area via an open archway, creating a fantastic space for both relaxing and entertaining. To the rear, a spacious conservatory offers an additional reception area, enjoying views over the garden, while the modern fitted kitchen is well-equipped with a range of units and integrated appliances.

To the first floor, there are three well-proportioned bedrooms, all of which are serviced by a contemporary family bathroom suite.

Externally, the property benefits from a driveway and front garden, providing off-road parking. To the rear, a beautifully maintained south-facing garden offers an excellent outdoor space.

An excellent opportunity to purchase a well-positioned home with no upward chain – contact us today to arrange your viewing!



Hallway
11'2" x 6'6" (3.41 x 2.00)
The entrance hall has tiled flooring, carpeted stairs, a radiator, coving to the ceiling, an in-built under stair cupboard, and a single UPVC door providing access into the accommodation.

W/C
4'10" x 3'7" (1.48 x 1.11)
This space has a low level dual flush W/C, a wash basin, tiled flooring, partially tiled walls, coving to the ceiling, and a single-glazed window to the front elevation.

Living Room
11'7" x 11'5" (3.55 x 3.49)
The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, a radiator, a feature fireplace with an exposed brick surround, and an open arch into the dining room.

Dining Room
10'2" x 8'11" (3.11 x 2.74)
The dining room has wood-effect flooring, coving to the ceiling, and a sliding patio door to access the conservatory.

Conservatory
9'4" x 8'11" (2.86 x 2.73)
The conservatory has wood-effect flooring, a radiator, a polycarbonate roof with a ceiling fan light, a range of UPVC double-glazed windows to the side and rear elevation, and double French doors opening out to the garden.

Kitchen
10'4" x 9'6" (3.16 x 2.90)
The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven with an electric hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, tiled flooring, tiled splashback, a radiator, an in-built cupboard, a UPVC double-glazed window to the rear elevation, and a single UPVC door providing access to the garden.

Landing
12'7" x 2'10" (3.85 x 0.87)
The landing has carpeted flooring, an in-built cupboard, access to the loft, and provides access to the first floor accommodation.

Bedroom One
11'5" x 11'0" (3.49 x 3.37)
The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, and a radiator.

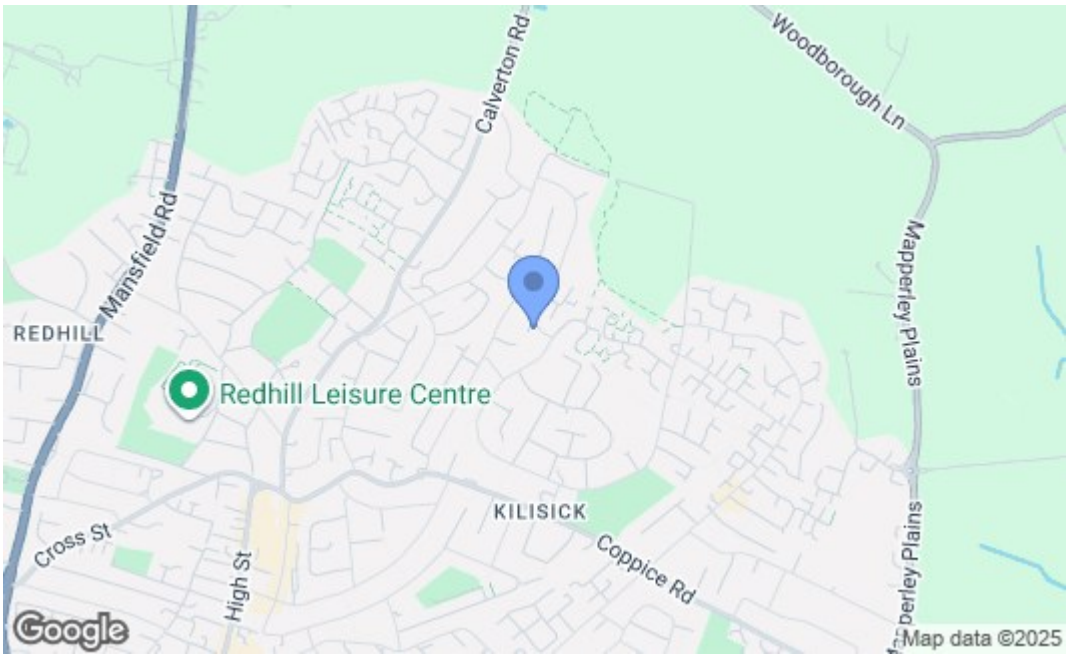
Bedroom Two
13'5" x 10'0" (4.09 x 3.05)
The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and coving to the ceiling.

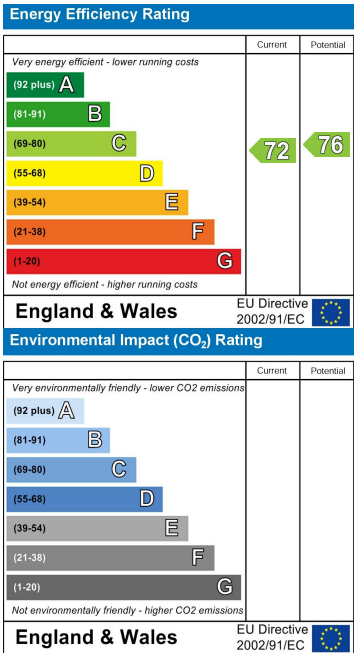
Bedroom Three
11'7" x 9'5" (3.54 x 2.89)
The third bedroom has a UPVC double-glazed window to the front elevation, coving to the ceiling, carpeted flooring, and a radiator.

Bathroom
7'1" x 6'0" (2.17 x 1.83)
The bathroom has a low level flush W/C, a pedestal wash basin, a walk-in shower enclosure with an overhead rainfall shower and a handheld shower head, wood-effect flooring, partially tiled walls, a chrome heated towel rail, and a UPVC double-glazed obscure window to the rear elevation.

Outside
To the front of the property is a garden with lawned areas, a range of plants and shrubs, and a block-paved driveway. To the rear of the property is a south-facing garden with lawned area, a patio pathway, external lighting, a range of trees, plants and shrubs, two sheds, fence panelling, and brick walled boundaries

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 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: Yes
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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