Robert Ellis

look no further. . .

Deer Park Drive
Arnold, Nottingham NG5 8SA

Beautifully Presented 3-Bedroom Semi-Detached | Deer Park Drive, Arnold | Cul-de-Sac Location | Ensuite Master | Driveway & Garden

Guide Price £250,000 Freehold

Guide Price £250,000 - £265,000

Tucked away on a quiet cul-de-sac in the popular residential area of Arnold, this well-maintained three-bedroom semi-detached home on Deer Park Drive offers spacious, modern living with excellent access to both city and countryside.

Perfectly positioned just around the corner from LIDL, a 10-minute walk to Arnold High Street, and with Bestwood Lodge Country Park just a stone's throw away, this property also benefits from fantastic transport connections — the A60 provides easy access to Nottingham city centre, and is a main bus route, while also leading out to open countryside.

To the front, the home features a double-width driveway, while the secure rear garden offers a lovely mix of patio and raised lawn, ideal for relaxing or entertaining outdoors. All windows and doors are uPVC double-glazed for energy efficiency and low maintenance.

Inside, the entrance hall gives access to all rooms on the ground floor and the stairs to the first floor. At the front, the kitchen is well-equipped with fridge-freezer, washing machine, dishwasher, oven, and gas hob, and is also home to the three-year-old boiler, tucked away for easy access.

What was once the garage has been tastefully converted into a generous dining room, with additional under-stair storage. To the rear of the home, the lounge spans the full width of the property, offering a welcoming living space with French doors to the garden, a gas fire, a secondary window for added natural light, and new flooring throughout (excluding the kitchen).

Upstairs, there are three double bedrooms. Bedrooms two and three sit at the rear with views over the garden, while the master bedroom to the front is a standout, complete with two sets of fitted storage and a modern ensuite featuring a double shower, WC, basin, and heated towel rail, all recently updated to a high standard.

The family bathroom is equally stylish, offering a modern three-piece suite with an all-in-one shower bath, freestanding basin, and WC. The landing also provides access to an insulated loft and a built-in airing cupboard.

This is a fantastic home offering comfort, practicality and a prime location close to parks, shops, schools, and excellent transport links — ideal for families, professionals, or anyone looking for a move-in ready property in a peaceful setting.

Early viewing is highly recommended.

Entrance Hallway
UPVC double glazed door to the side elevation leading into the entrance hallway comprising wooden flooring, carpeted staircase leading to the first floor landing, wall mounted radiator, UPVC double glazed window to the side elevation, dado rail, doors leading off to:

Kitchen
11'9" x 8'2" approx (3.6 x 2.5 approx)
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, space and plumbing for a dishwasher, space and plumbing for a washing machine, space and point for a cooker, extractor hood, space and point for a fridge freezer, tiled splashbacks, tiled flooring, UPVC double glazed window to the front elevation.

Dining Room
15'5" x 8'2" approx (4.7 x 2.5 approx)
UPVC double glazed window to the front elevation, wooden flooring, wall mounted radiator.

Living Room
16'8" x 13'1" approx (5.1 x 4.0 approx)
UPVC double glazed French doors leading out to the rear garden, UPVC double glazed window to the rear elevation, coving to the ceiling, wall mounted radiator, wooden flooring, feature fireplace with inset living flame gas fire.

First Floor Landing
Carpeted flooring, dado rail, access to the loft, storage cupboard, doors leading off to:

Bathroom
5'2" x 7'2" approx (1.6 x 2.2 approx)
UPVC double glazed window to the side elevation, tiled splashbacks, laminate flooring, chrome heated towel rail, WC, handwash basin with mixer tap, panelled bath with mains fed rainwater shower over, extractor fan.

Bedroom One
10'5" x 9'10" approx (3.2 x 3.0 approx)
UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator, built-in wardrobes, door leading through to the en-suite.

En-Suite
9'10" x 5'10" approx (3.0 x 1.8 approx)
Laminate flooring, UPVC double glazed window to the front elevation, WC, handwash basin, tiled splashbacks, part panelling to the walls, shower enclosure with mains fed shower over, extractor fan, wall mounted radiator.

Bedroom Two
7'6" x 9'6" approx (2.3 x 2.9 approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring.

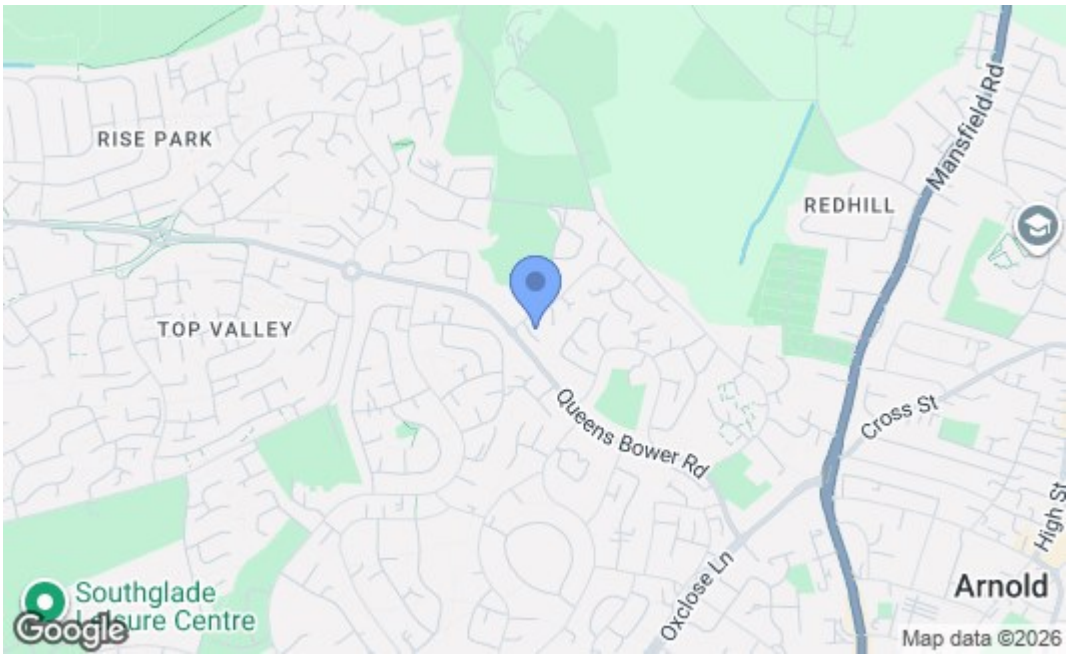
Bedroom Three
8'10" x 9'6" approx (2.7 x 2.9 approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring.

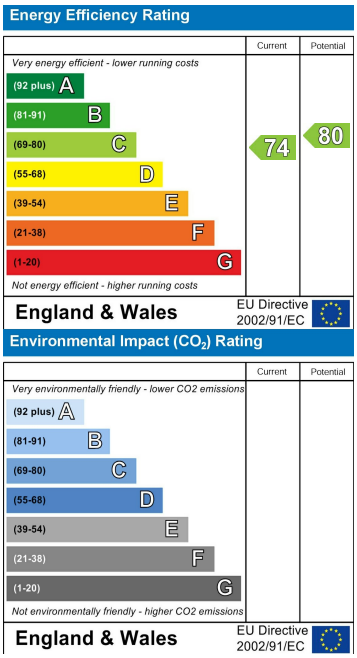
Outside

Front of Property
To the front of the property there is a driveway providing off the road parking, pathway leading to the entrance door to the side elevation, walled and fenced boundaries.

Rear of Property
To the rear of the property there is an enclosed rear garden with decked area, lawned area with steps to the border leading to a raised patio area with raised flowerbeds to the rear, a range of plants and shrubbery planted throughout, gated access to the side of the property, fencing to the boundaries.

Agents Notes: Additional Information
Council Tax Band: C
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 14mbps 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





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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