Robert Ellis

look no further. . .

Norbett Road
Arnold, Nottingham NG5 8EB

A TWO BEDROOM SEMI DETACHED HOME
SITUATED IN ARNOLD!

Asking Price £175,000 Freehold

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NO CHAIN! MUST VIEW! FIRST TIME BUYERS!

Robert Ellis are thrilled to introduce this charming semi-detached home, ideally located in a sought-after area with a wide selection of shops, dining options, and various amenities all within easy reach. Excellent transport links provide convenient access to Nottingham City Centre and beyond, making it an excellent choice for a variety of buyers.

Upon entering, you'll find a welcoming entrance hall. The spacious living room is enhanced by a cosy fireplace, creating a perfect spot for relaxing. The well-appointed kitchen features a breakfast bar, combining practicality with style, and leads to the conservatory. The conservatory adds valuable extra living space and opens directly into the rear garden.

On the first floor, you'll find two generously sized bedrooms and a modern three-piece bathroom suite. Outside, the front garden is laid with gravel, and a driveway leads to the garage. The rear garden offers a patio area, additional gravelled space, further patio sections, and a fenced boundary with gated access. The garage includes an up-and-over door and provides plenty of storage space.

Front of Property
To the front of the property there is a shared driveway providing off the road parking, paved front garden with fencing to the boundaries and steps leading to the front entrance door.

Entrance Hallway
Wooden entrance to the front elevation leading into the entrance hallway comprising dado rail, wall mounted radiator, laminate floor covering, carpeted stairway leading to first floor landing, panelled door leading to lounge.

Lounge
12'5" x 12'3" approx (3.81 x 3.74 approx)
UPVC double glazed window to the front elevation, wall mounted double radiator, dado rail, coving to the ceiling, feature fireplace with tiled hearth and wooden surround incorporating inset living flame gas fire, panelled door leading to kitchen.

Kitchen
15'7" x 8'5" approx (4.76 x 2.57 approx)
A range of matching wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, LVT flooring, tiled splashbacks, space for freestanding fridge freezer, space and plumbing for a washing machine, space and point for a cooker, UPVC double glazed window to the rear, single glazed windows to the conservatory, wall mounted radiator, dado rail, door to under stair storage housing the boiler, single glazed door leading to the conservatory.

Conservatory
10'11" x 7'6" approx (3.34 x 2.29 approx)
Tiled flooring, wall mounted radiator, UPVC double glazed windows surrounding, UPVC double glazed door leading to the enclosed rear garden.

Rear of Property
To the rear of the property there is an enclosed rear garden incorporating a patio area with steps leading to pebbled area and further patio, fencing to the boundaries, gated access to the rear garage.

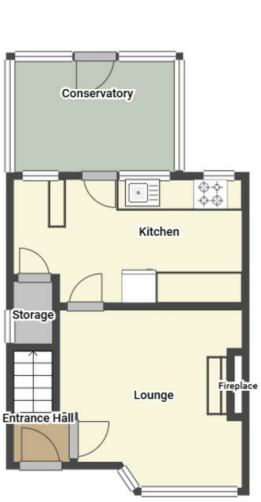
First Floor Landing
Carpeted flooring, feature window to the side elevation, access to the loft, panelled doors leading off to rooms.

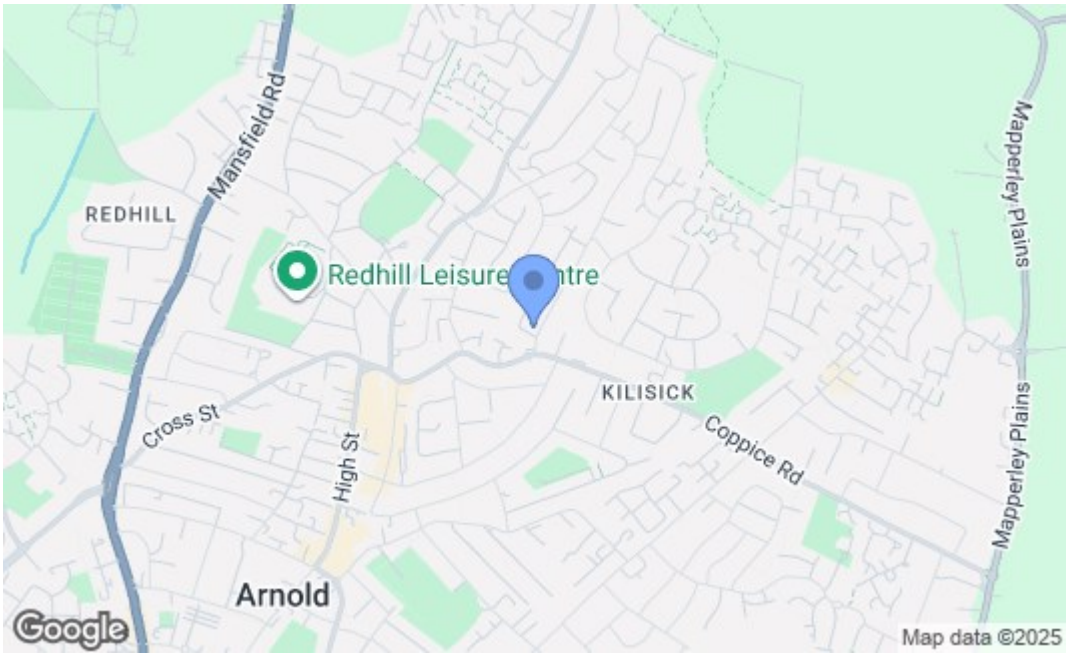
Bedroom 1
9'4" x 12'6" approx (2.87 x 3.83 approx)
UPVC double glazed windows to the front elevation, wall mounted radiator, carpeted flooring, picture rail, built in storage providing useful additional storage space.

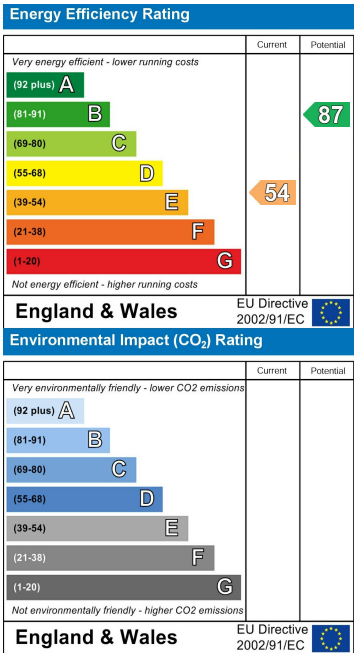
Bedroom 2
7'11" x 9'7" approx (2.43 x 2.94 approx)
UPVC double glazed windows to the rear elevation, wall mounted radiator, carpeted flooring.

Bathroom
Laminate flooring, UPVC double glazed opaque window to the rear elevation, tiled splashbacks, panelled bath with mixer tap and electric shower over, coving to the ceiling, wash hand basin with mixer tap, WC, heated towel rail.

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
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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