Robert Ellis

look no further. . .

Hinsley Close
Arnold, Nottingham NG5 7LD

A ONE BEDROOM DETACHED BUNGALOW LOCATED IN A QUIET CUL-DE-SAC LOCATION.

Asking Price £245,000 Freehold

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*** CUL-DE-SAC LOCATION, DETACHED BUNGALOW IN THE HEART OF ARNOLD ***

Robert Ellis Estate Agents are pleased to present this ONE BEDROOM DETACHED BUNGALOW nestled in a quiet CUL-DE-SAC in the heart of Arnold, Nottingham.

Conveniently located just a short walk from Arnold town centre, this property offers easy access to a variety of local amenities, shops, and restaurants, as well as excellent transport links to Nottingham city centre and surrounding areas.

Upon entering, you are welcomed by ann entrance hallway leading to the spacious living room with views over Arnold. The hallway also provides access to a double bedroom, a refitted family bathroom and a refitted kitchen diner.

The bungalow sits on a sizable plot with gardens to both the front and rear. To the front of the property is a driveway and an integral garage housing a refitted gas central heating boiler.

This is a UNIQUE OPPORTUNITY in a highly sought-after location. Viewing is highly recommended to fully appreciate the size and potential of this property. Selling with NO UPWARD CHAIN – Contact our office today to arrange your viewing!

Entrance Hallway
14'3 x 3'5 approx (4.34m x 1.04m approx)
UPVC double glazed door to the side elevation. Laminate floor covering. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Built-in storage cupboard housing hot water cylinder with additional storage space above. Currently utilised as an additional dining area. Panel doors leading into the lounge diner, kitchen, bedroom and shower room.

Lounge Diner
19'7 x 10'9 approx (5.97m x 3.28m approx)
This spacious lounge diner benefits from having UPVC double glazed windows to front and side elevation with the front elevation having beautiful views over neighbouring allotments and countryside. Wall mounted double radiator. Coving to the ceiling. Recessed spotlights to ceiling. Feature fireplace incorporating wooden mantle, stone hearth and surround with electric fire.

Refitted Kitchen
12'4" x 8'7" approx (3.78m x 2.64m approx)
UPVC double glazed door and window to the rear elevation overlooking rear garden. Wall mounted radiator. Tiled splashbacks. Recessed spotlights to ceiling. Coving to the ceiling. A range of matching contemporary wall and base units incorporating laminate worksurfaces above. Stainless steel sink with mixer tap over. Integral oven with four ring hob above and built-in extractor hood over. Space and point for a freestanding fridge freezer. Integrated washing machine. Ample space for dining.

Bedroom
13'5 x 11'05 approx (4.09m x 3.48m approx)
UPVC double glazed window to the rear elevation. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Built-in wardrobes providing ample additional storage space with mirrored doors.

Refitted Shower Room
6 x 9'3 approx (1.83m x 2.82m approx)
UPVC double glazed window to the side elevation. Linoleum flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light point. Loft access hatch. Modern white three piece suite comprising of a walk-in double shower enclosure with electric Mira shower above, pedestal hand wash basin and a low level flush WC.

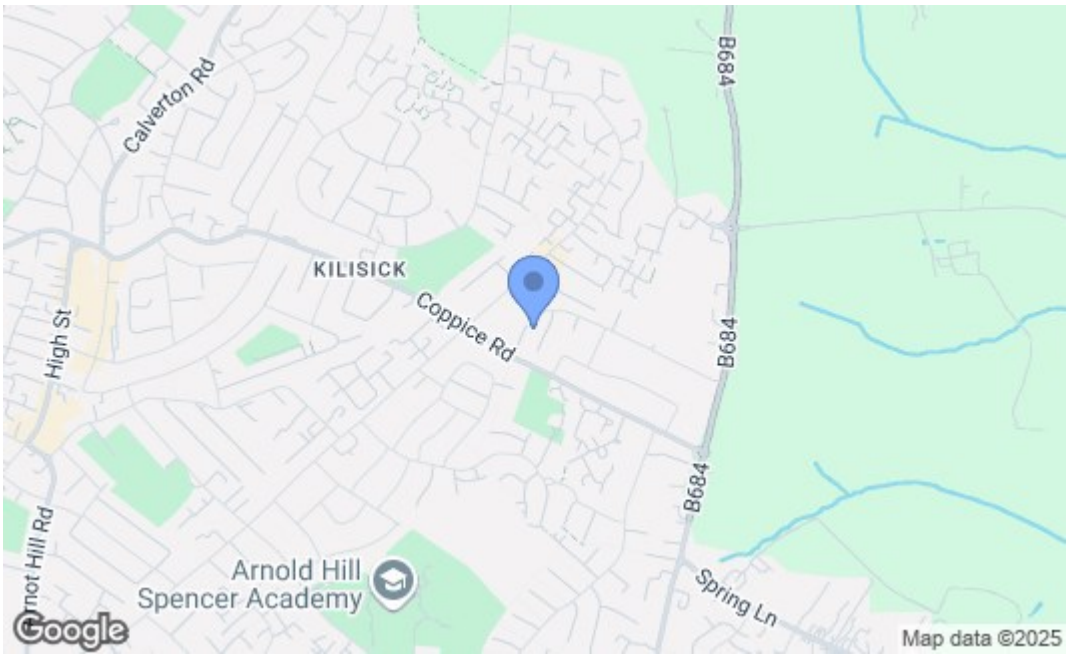
Integral Garage
16'3 x 9'1 approx (4.95m x 2.77m approx)
Up and over door. Wall mounted gas central heating boiler. Wall mounted electrical consumer unit. Ceiling light point. Water faucet.

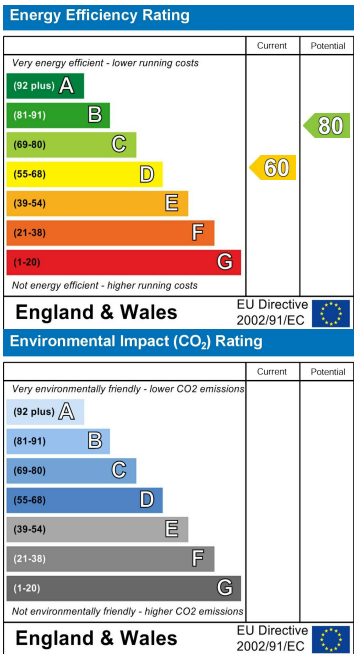
Front of Property
To the front of the property there is a driveway providing off the road parking leading to the garage alongside a laid to lawn garden with plants and shrubbery.

Rear of Property
To the rear of the property there is an enclosed rear garden with a laid to lawn garden, a patio area, mature shrubbery and trees planted to the borders with fencing and hedging to the boundaries.

Agents Notes: Additional Information
Council Tax Band: C
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

997NM/HM





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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