



Surgeys Lane,
Arnold, Nottingham
NG5 8FX

**Offers Over £260,000-£279,500
Freehold**



** NO CHAIN! ** EXTENDED FAMILY HOME **

Robert Ellis Estate Agents are delighted to bring to the market this EXTENDED, THREE BEDROOM SEMI DETACHED HOME in the heart of Arnold, Nottingham.

The property is a stone's throw away from Arnold town centre accommodating local amenities, shops and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City centre and surrounding villages/towns. You have Redhill Academy and Richard Bonnington Primary & Nursery within the area, making it ideal for families.

Upon entry, you are welcomed into the hallway which offers access to the downstairs shower room, and stairs leading up to the lobby. Off the lobby is the open plan kitchen diner with utility room. The dining room offers French doors opening to the landscaped rear garden hosting multiple decked areas, laid to lawn, flowers and shrubbery. The lobby also allows access into the lounge.

Off the lounge is the stairs which leads to landing. The landing access the storage cupboard which hosts the boiler, first double bedroom with fitted wardrobes, second double bedroom with fitted wardrobes, third bedroom with fitted wardrobe and bed and family bathroom featuring a three piece suite.

The home is situated on a very generous plot with parking for at least 3 cars, a shared driveway and a detached garage with electric door and power.

This is the ideal home for any growing family- Contact the office on 0115 648 5485 before it is too late!



Entrance Hallway

11'1" x 3'7" (3.4 x 1.1)

Opaque UPVC double glazed window and front door with steps to the hall, LVT flooring.

Lounge

12'9" x 20'0" (3.9 x 6.1)

Carpeted flooring, wall mounted radiator, UPVC double glazed bay window, built-in fireplace.

Kitchen Diner

17'3" x 16'11" (5.26 x 5.17)

LVT flooring, partially tiled walls, fitted wall and base units, sink built-in to the counter with dual heat tap, four ring Neff induction hob with extractor fan over, built-in Neff microwave and oven, built-in fridge freezer, UPVC double glazed window to the side and internal wooden single glazed window between the dining area and the kitchen, breakfast bar with storage under and space for seating around. UPVC double glazed French doors to the rear.

Ground Floor Shower Room

7'6" x 4'3" (2.3 x 1.3m)

Tiled flooring, fully tiled walls, wall mounted sink with storage under and dual heat tap, shower with hand held shower, low flush w.c., wall mounted towel radiator, opaque UPVC double glazed window and spotlights.

First Floor Landing

Carpeted flooring, storage cupboard with storage cupboard and housing the Glow Worm combi boiler, UPVC double glazed window and shelves. Doors to:

Bedroom 1

13'9" x 10'5" (4.2 x 3.2)

Carpeted flooring, fitted wardrobes surrounding the bed, wall mounted radiator, UPVC double glazed window.

Bedroom 2

13'9" x 10'5" (4.2 x 3.2)

Carpeted flooring, wall mounted radiator, UPVC double glazed window and built-in wardrobes.

Bedroom 3

6'10" x 6'6" (2.1 x 2.0)

Carpeted flooring, UPVC double glazed window, wall mounted radiator, fitted wardrobes with storage over and under the bed with a desk and built-in bed.

Bathroom

10'9" x 6'6" (3.3 x 2.0)

Linoleum tiled flooring, fully tiled walls, opaque UPVC double glazed window, bath with dual heat tap, vanity unit housing the wash hand basin with dual heat tap, low flush w.c., cupboard above with mirror and spotlights, double wall mounted radiator.

Outside

To the front of the property there is a shared driveway providing off road parking for at least 4 cars and leading to the detached garage.

The rear garden is larger than average being situated on an angle, split level with multiple decked areas, the first with decking having steps leading to the second decked area with lawn and flower beds, further steps to decking with pond, lawn, flower beds and shrubs surrounding. The garden is fully fenced to the boundaries.

Garage

Single garage with an up and over electric door, UPVC double glazed window, power and lighting.

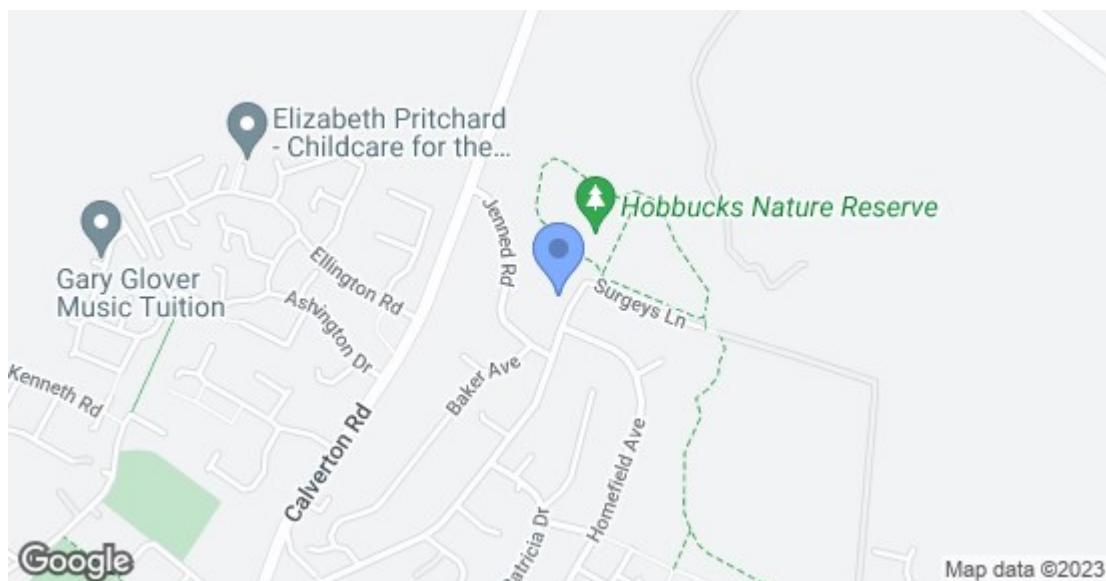
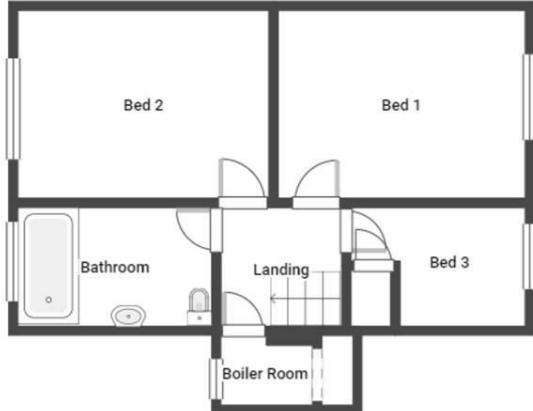
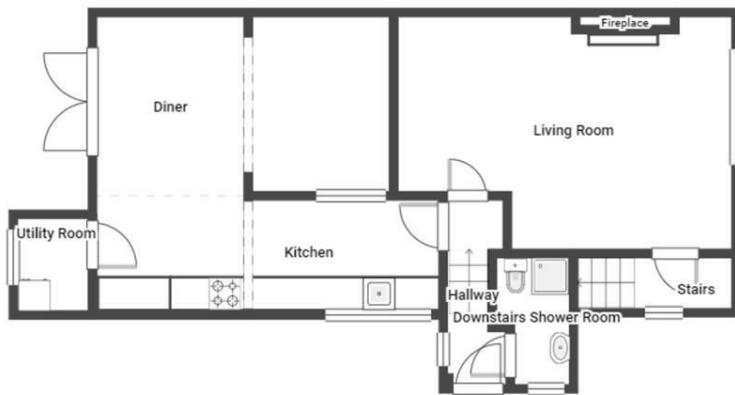
Council Tax Band:

Band C, Gedling borough council

Property to sell?

If you are considering selling your property, Robert Ellis Estate Agents would be delighted to provide a FREE PROPERTY VALUATION. Call us today to make an appointment on 0115 648 5485!





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		62
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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.