Robert Ellis

look no further...

Deer Park Drive,
Arnold, Nottingham
NG5 8SA

£200,000 Freehold

0115 648 5485

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** IDEAL FIRST TIME BUY ** FAMILY HOME **

Robert Ellis Estate Agents are delighted to offer to the market this FANTASTIC THREE BEDROOM, SEMI DETACHED HOME situated in ARNOLD, NOTTINGHAM.

Upon entry, you are welcomed into the hallway which access the downstairs WC and lounge. Off the lounge is the dining area with archway through to the kitchen. Stairs lead to landing, first bedroom, second bedroom, third bedroom and family bathroom with a three piece suite.

To the rear is an enclosed garden with laid to lawn and patio, with the front offering a laid to lawn and driveway with access the garage also.

A viewing is a MUST for this GREAT OPPORTUNITY- Contact the office now to arrange your viewing!

Entrance Hallway
5'6" x 3'0" approx (1.68 x 0.92 approx)
UPVC double glazed entrance door, wall mounted radiator, laminate flooring, doors leading off to:

WC
2'10" x 5'0" approx (0.87 x 1.53 approx)
Carpeted flooring, wall mounted radiator, UPVC double glazed window to the front elevation, WC, handwash basin with mixer tap, partially tiled walls.

Lounge
15'1" x 13'10" approx (4.61 x 4.23 approx)
Carpeted flooring, UPVC double glazed window to the front elevation, wall mounted radiator, understairs storage cupboard.

Dining Room
9'10" x 7'9" approx (3.00m x 2.36m approx)
Laminate flooring, UPVC double glazed window to the rear elevation, wall mounted radiator.

Kitchen
7'1" x 10'8" approx (2.16 x 3.27 approx)
Carpeted flooring, UPVC double glazed door leading to the rear garden, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit, space and plumbing for a washing machine, tiled splashbacks, space and point for a fridge freezer, oven with electric hob over and extractor hood above.

First Floor Landing
5'10" x 8'11" approx (1.80 x 2.74 approx)
Carpeted flooring, UPVC double glazed window, doors leading off to:

Family Bathroom
5'6" x 6'4" approx (1.68 x 1.95 approx)
Tiled flooring, partially tiled walls, wall mounted radiator, UPVC double glazed window, panelled bath with electric shower over, WC, handwash basin with mixer tap.

Bedroom One
8'10" x 11'11" approx (2.71 x 3.65 approx)
Carpeted flooring, UPVC double glazed window to the rear elevation, wall mounted radiator.

Bedroom Two
11'9" x 8'7" approx (3.60 x 2.64 approx)
Carpeted flooring, UPVC double glazed window to the front elevation, wall mounted radiator, fitted wardrobes.

Bedroom Three
8'11" x 6'11" approx (2.74 x 2.11 approx)
Carpeted flooring, UPVC double glazed window to the front elevation, wall mounted radiator, over stairs storage cupboard housing the boiler.

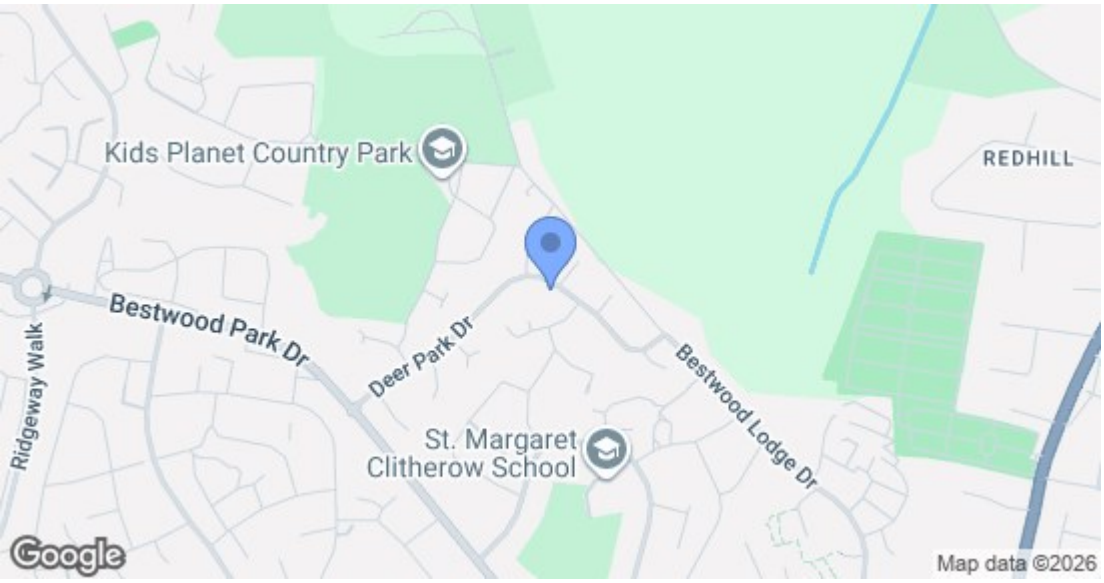
Front of Property
To the front of the property there is a driveway providing off the road parking and low maintenance front garden.

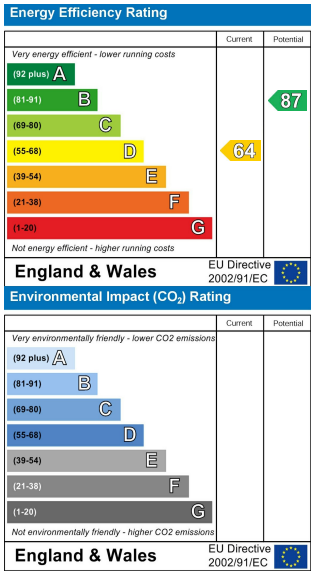
Rear of Property
To the rear of the property there is an enclosed rear garden being laid mainly to lawn, hedging and fencing to the borders.

Garage
16'7" x 8'2" approx (5.07 x 2.50 approx)
Up and over door to the front elevation, housing the boiler.

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 15mbps 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

Robert Ellis
ESTATE AGENTS





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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