



**Cross Street  
Arnold, Nottingham NG5 7BY**

A THREE BEDROOM DETACHED FAMILY HOME SITUATED IN ARNOLD, NOTTINGHAM - WITH NO UPWARD CHAIN!

**Asking Price £270,000 Freehold**



Robert Ellis Estate Agents are proud to bring to market this spacious and versatile three-bedroom detached home, offering the perfect canvas for buyers looking to personalise a property in one of Arnold's most desirable locations.

Just a short walk from Arnold Town Centre, this home enjoys immediate access to a wide range of amenities including local shops, cafés, supermarkets, excellent bus links, and is within catchment for highly regarded schools – making it a fantastic option for growing families or those looking to settle in a well-connected community.

Stepping through the porch, you're welcomed into a bright and inviting entrance hall that sets the tone for the generous living accommodation throughout. The ground floor is well laid out, beginning with a spacious lounge ideal for cosy evenings or entertaining guests. A separate dining room provides a dedicated area for family meals or hosting.

To the rear, the conservatory floods with natural light and offers a seamless connection to the garden – perfect for enjoying summer days or simply unwinding in a peaceful setting. A well-presented and functional kitchen offering ample space and storage, as well as direct access to an additional sun room which provides a tranquil space ideal as a reading nook, breakfast room, or hobby area. Also on the ground floor, a handy W/C adds to the home's convenience.

Outside, the beautifully maintained rear garden offers privacy and charm, filled with mature plants, shrubs, and multiple seating areas – a true haven for outdoor lovers.

Upstairs, the property features three well-sized bedrooms, all benefiting from built-in wardrobes, offering both comfort and practicality. A three-piece family bathroom completes the first floor.

To the front, a driveway and garage provide ample off-road parking and storage.

This spacious property offers a rare opportunity to create a truly individual family home in a prime location, combining generous space with outstanding lifestyle appeal! Contact Robert Ellis to arrange your viewing today.



### Front of Property

To the front of the property there is a driveway providing off the road parking for up to two cars, low maintenance pebbled front garden, pathway leading to the front entrance door, side gated access to the rear of the property.

### Entrance Porch

Double glazed UPVC entrance door to the side elevation leading into the entrance porch comprising double glazed window to the front elevation, tiled flooring, wooden glazed door leading into the entrance hallway.

### Entrance Hallway

Linoleum flooring, wall mounted radiator, dado rail, staircase leading to the first floor landing, doorway leading to the kitchen, door leading to the lounge, door leading to the downstairs WC.

### Downstairs WC

2'7" x 6'7" approx (0.81 x 2.02 approx)

Linoleum flooring, tiled splashbacks, double glazed window to the side elevation, wash hand basin with separate hot and cold taps.

### Lounge

15'4" x 12'7" approx (4.68 x 3.86 approx)

Carpeted flooring, double glazed window to the front elevation, wall mounted radiator, dado rail, coving to the ceiling, two fitted wall lights, ceiling rose, feature stone fireplace with tiled hearth and electric point, archway to the dining room.

### Dining Room

9'4" x 9'1" approx (2.87 x 2.78 approx)

Carpeted flooring, wall mounted radiator, dado rail, coving to the ceiling, ceiling rose, serving hatch to the kitchen. Double glazed sliding door giving access to the conservatory.

### Conservatory

11'3" x 12'4" approx (3.45 x 3.76 approx)

Tiled flooring, dado rail, power and lighting, double glazed windows surrounding, double glazed French doors leading out to the enclosed rear garden.

### Kitchen

10'1" x 11'11" approx (3.08 x 3.64 approx)

A range of matching wall and base units with work surfaces over incorporating a 1 1/2 bowl sink and drainer unit with swan neck mixer tap over, integrated double oven, four ring gas hob with extractor hood above, linoleum flooring, double glazed window to the rear elevation, UPVC double glazed door leading to the sunroom, space and point for fridge, space and point for washing machine, serving hatch to the dining room, tiled splashbacks.

### Sun Room

6'7" x 8'4" approx (2.02 x 2.56 approx)

Linoleum flooring, power and lighting, double glazed windows surrounding, UPVC double glazed door to the side elevation.

### First Floor Landing

Carpeted flooring, feature window to the side elevation, dado rail, built-in storage cupboard, access to the loft, doors leading off to rooms.

### Bedroom One

13'1" x 12'6" approx (3.99 x 3.82 approx)

UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring, fitted wardrobes, coving to the ceiling.

### Bedroom Two

9'9" x 12'6" approx (2.98 x 3.83 approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring, fitted wardrobes, coving to the ceiling.

### Bedroom Three

10'1" x 8'6" approx (3.09 x 2.60 approx)

UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring, fitted wardrobes, coving to the ceiling.

### Bathroom

7'7" x 6'0" approx (2.33 x 1.83 approx)

Linoleum flooring, UPVC double glazed window to the rear elevation, wall mounted radiator, tiled splashbacks, wash hand basin with mixer tap over, WC, panelled bath with mixer tap and electric shower over.

### Garage

16'11" x 7'10" approx (5.18 x 2.40 approx)

Up and over door to the front elevation, single glazed window to the rear elevation, access door to the rear elevation leading into the rear garden, power, lighting and water tap.

### Outside

#### Rear of Property

To the rear of the property there is an enclosed rear garden with patio area, steps down to walled seating area, pebbled garden with a range of plants trees and shrubbery planted throughout making a tranquil relaxing garden space incorporating fig tree, ornamental acer, established camellias and roses, side gate with access to the front of the property, fencing 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 16mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

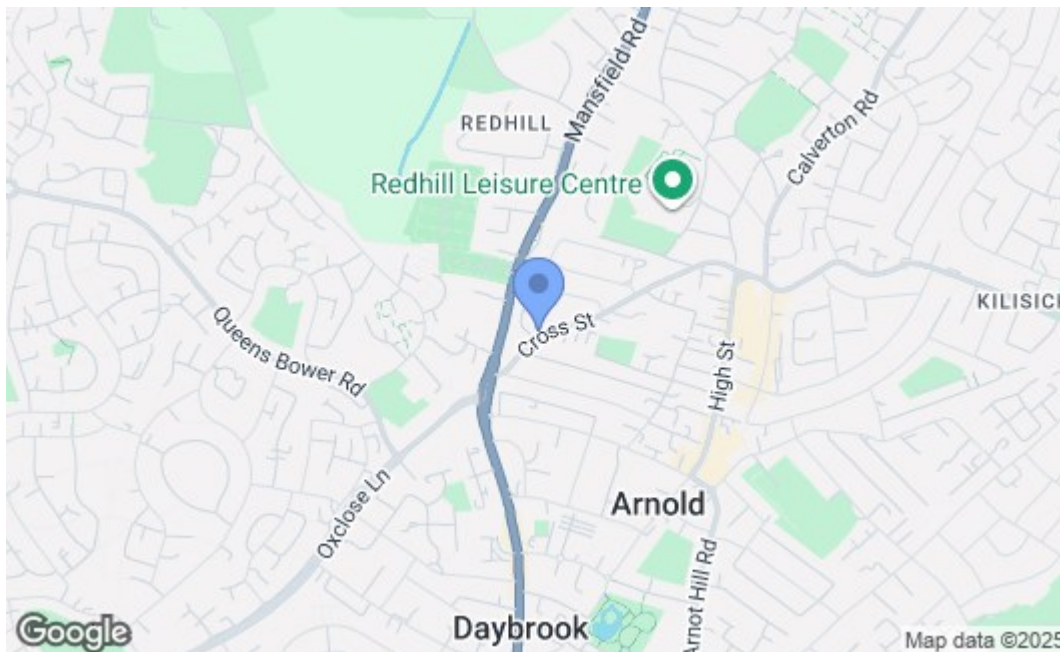
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.