



Ashington Drive,
Arnold, Nottingham
NG5 8GH

£325,000 Freehold



**** MUST VIEW ** ** IDEAL FAMILY HOME ****

Robert Ellis Estate Agents are delighted to bring to the market this fantastic three DOUBLE bedroom, detached family 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 greeted by the hallway which leads through to both the integral garage and living room with feature bay window. Off the living room through French doors is the fitted kitchen diner, utility and downstairs WC. The kitchen also has French doors opening onto the patio area of the rear garden benefitting from a laid to lawn and decked area.

Stairs lead to landing, first double bedroom with shower room en suite, second double bedroom, third double bedroom and family bathroom with a four piece suite.

To the front of the home is a driveway for at least 2 cars and laid to lawn with shrubbery.

This is the ideal property for any growing family. If you would like to arrange your viewing, please do contact the office on 0115 648 5485!



Hallway

4'8" x 3'7" approx (1.43m x 1.1m approx)

Carpeted flooring, opaque UPVC double glazed front door.

Living Room

15'7" x 11'1" approx (4.77m x 3.39m approx)

Carpeted flooring, wall mounted radiator, feature bay window with UPVC double glazed window to the front.

Kitchen Diner

14'1" x 12'5" approx (4.31m x 3.79m approx)

Fitted wall and base units, four ring gas hob with extractor fan above, stainless steel sink with dual heat hot and cold tap, UPVC double glazed window and UPVC double glazed French doors to the rear, double wall mounted radiator, laminate flooring, AEG oven and fitted AEG microwave, access to:

Understairs Storage Cupboard

3'8" x 2'8" approx (1.13m x 0.82m approx)

Utility

5'5" x 5'1" approx (1.67m x 1.56m approx)

Laminate flooring, fitted wall and base units with space for washing machine, UPVC double glazed rear door.

Ground Floor w.c

4'11" x 2'11" approx (1.52m x 0.89m approx)

Laminate flooring, wall mounted radiator, partially tiled walls, w.c., wall mounted wash hand basin with dual heat tap.

First Floor Landing

11'1" x 5'1" approx (3.39m x 1.55m approx)

Carpeted flooring, access to:

Airing/Storage Cupboard

3'9" x 2'10" approx (1.15m x 0.87m approx)

With shelving.

Bedroom 1

12'5" x 12'4" approx (3.80m x 3.76m approx)

Fitted wardrobes, carpeted flooring, wall mounted radiator, UPVC double glazed window to the front, panelled wall detailing.

En-Suite

7'8" x 3'10" approx (2.34m x 1.19m approx)

Vinyl flooring, double wall mounted radiator, opaque UPVC double glazed window to the side, partially tiled walls with double walk-in shower with hand held shower, w.c. and sink with dual heat tap.

Bedroom 2

13'1" x 8'5" approx (4.01m x 2.57m approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the rear.

Bedroom 3

12'11" x 8'8" approx (3.94m x 2.65m approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the front.

Bathroom

7'6" x 5'6" approx (2.3m x 1.68m approx)

Vinyl flooring, walk-in double shower unit with hand held shower, opaque UPVC double glazed window to the rear, partially tiled walls, double wall mounted radiator, bath with dual heat tap having hand held shower, w.c., wash hand basin with dual heat tap.

Outside

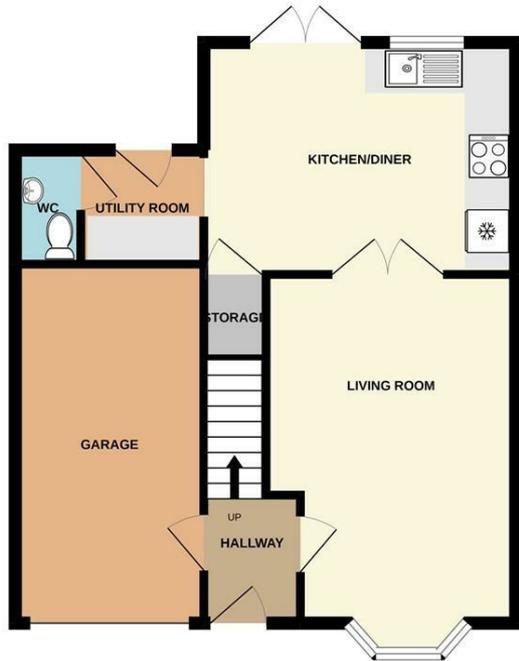
To the rear there is an enclosed garden with patio area laid to lawn, decked area to the corner, brick wall surround.

Council Tax

Council Tax band D - Gedling Borough Council. To be confirmed by the purchasers solicitor.



GROUND FLOOR
545 sq.ft. (50.6 sq.m.) approx.

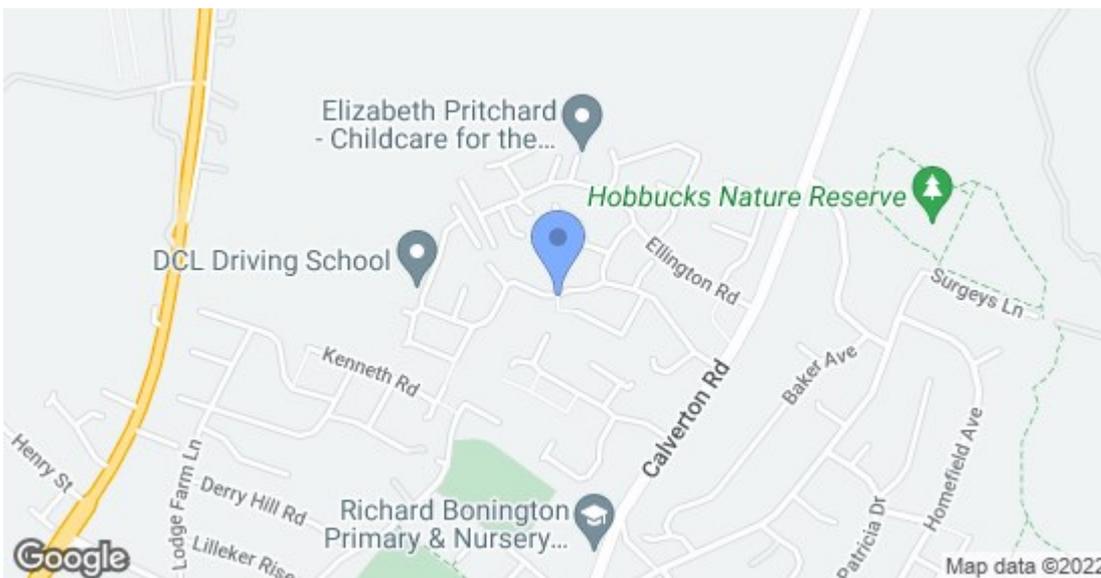


1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 1029 sq.ft. (95.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		80	
(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			
(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	

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