



Ashington Drive,
Arnold, Nottingham
NG5 8GH

£385,000 Freehold



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

GUIDE PRICE £385,000-£395,000

Robert Ellis Estate Agents are delighted to bring to the market this fantastic FOUR 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, with ground floor W/C, and doorway leading through to both the open-plan dining kitchen and living room. The kitchen and living room also have French doors opening onto the patio area of the rear garden benefitting from a laid to lawn. Stairs lead to landing, first double bedroom with shower room en-suite, second double bedroom, third bedroom, fourth bedroom, and modern refitted family bathroom.

The property sits on a larger than average corner plot. To the front of the home is a driveway for at least 2 cars and laid to lawn with shrubbery to the boundary whilst to the rear you will find a garden-laid lawn with a patio area, fruit trees, and trees to the borders.

This is the ideal property for any growing family. If you would like to arrange your viewing, please contact the office on 0115 648 5485 before it's too late!



Entrance Hallway

With a modern composite door to the front, double glazed window to the side, wall mounted double radiator, coving to the ceiling, ceiling light point and panelled doors to:

Cloaks/w.c.

Low flush w.c., recessed vanity wash hand basin with storage cupboards below, heated towel rail, UPVC double glazed window to the side, tiled splashbacks, wall mounted electrical consumer unit, ceiling light point, fitted mirror with feature central tiling.

Open Plan Living/Dining Kitchen

18'5" x 11'11" approx (5.61m x 3.63m approx)

With a range of matching contemporary handle-less wall and base units incorporating a granite work surface over, under mounted Franke sink with swan neck mixer tap above and additional Quooker hot water tap over, five ring CDA stainless steel gas hob with built-in glass and stainless steel extractor hob above, integrated oven with microwave over, integrated fridge freezer, integrated dishwasher, ample storage cabinets, overhang providing additional breakfast bar/dining space, recessed spotlights to the ceiling, coving to the ceiling, French doors leading out to the side with additional French doors to the rear, feature vertical radiator, ample space for a dining table and Karndean flooring. Archway through to:

Living Room

19' x 11'10" approx (5.79m x 3.61m approx)

UPVC double glazed windows to the front with UPVC double glazed French doors to the rear garden, Karndean flooring, ceiling light point, coving to the ceiling and wall light points, feature vertical radiator with additional radiator to the front, archway through to dining area and door to hallway.

Utility/Office/Games Room

15'9" x 8'1" approx (4.80m x 2.46m approx)

Light, power, wood flooring, loft access hatch, recessed spotlights to the ceiling, range of matching built-in appliances, built-in wall and base units incorporating Franke sink with swan neck mixer tap over, space and plumbing for automatic washing machine, space and point for a free standing fridge freezer, UPVC double glazed window to the rear, UPVC double glazed side access doors providing access to the enclosed rear garden with access to the front.

First Floor Landing

UPVC double glazed window to the front, ceiling light point, loft access hatch leading to the half boarded loft space providing additional storage, airing/storage cupboard housing the Worcester Bosch combination boiler (approx 6 years old) and panelled doors to:

Bedroom 1

12'2" x 11'8" approx (3.71m x 3.56m approx)

UPVC double glazed window to the rear, ceiling light point, coving to the ceiling, wall mounted radiator and panelled door to:

En-Suite

5'6" x 4'11" approx (1.68m x 1.50m approx)

A modern white three piece suite comprising of a quadrant shower enclosure with rainwater shower head and hand held shower, wall hung vanity wash hand basin with storage cabinet below, low flush w.c., UPVC double glazed window to the rear, tiling to the walls, ceiling light point, extractor unit, wall mounted mirror with inset lighting, medicine cabinet, heated towel rail, tiled splashbacks and shaver point.

Bedroom 2

12'5" x 9'10" approx (3.78m x 3.00m approx)

UPVC double glazed window overlooking the rear garden, wall mounted radiator, ceiling light point, coving to the ceiling, built-in wardrobes with sliding mirror doors.

Bedroom 3

9'2" x 8'2" approx (2.79m x 2.49m approx)

UPVC double glazed window to the front, wall mounted radiator, ceiling light point, coving to the ceiling.

Bedroom 4

8'11" x 6'2" approx (2.72m x 1.88m approx)

UPVC double glazed picture window to the front, wall mounted radiator, ceiling light point and coving to the ceiling.

Bathroom

5'6" x 6'4" approx (1.68m x 1.93m approx)

A modern P shaped panelled bath with electric Mira shower over, recessed vanity wash hand basin with storage cupboards below, low flush w.c., feature tiled splashbacks, heated towel rail, ceiling light point, extractor fan, sun tunnel with Velux roof light over the bath.

Outside

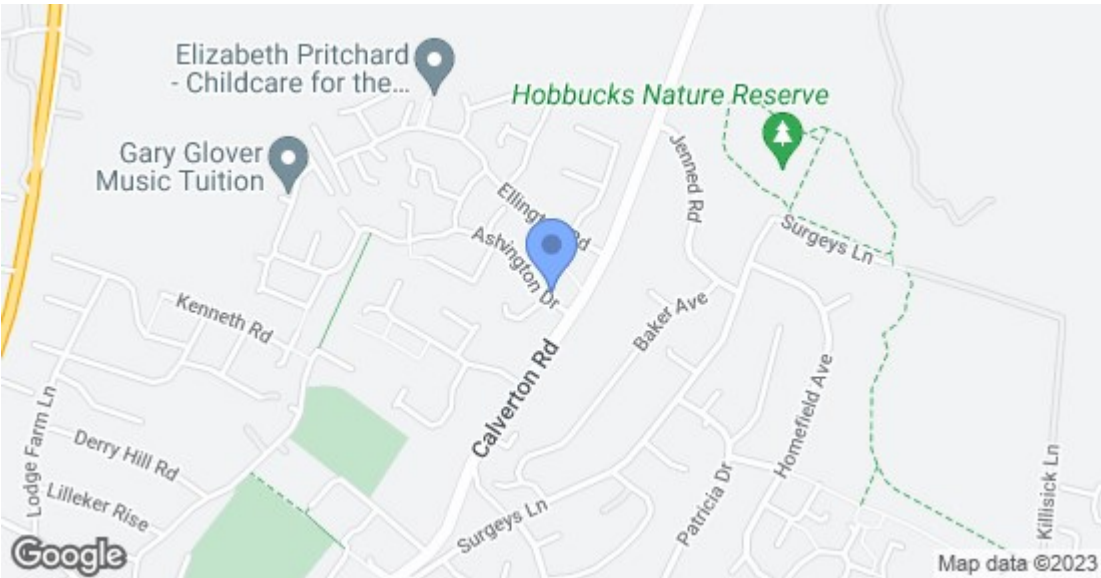
The property sits on a corner plot with gardens to both the front and rear. To the front there is a walled garden laid mainly to lawn with driveway providing off road parking.

To the rear there is a much larger than anticipated enclosed garden laid mainly to lawn with wall and fencing to the boundaries, trees planted to the borders and additional orchard providing two fig trees and a cherry tree. Additional timber outhouse partly converted offering additional summerhouse with planning permission granted. Paved patio to the rear, secure gated access to the side.

Council Tax

Gedling Borough Council Band D





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	66	
(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		

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.