



**Churchmoor Lane
Arnold, Nottingham NG5 8HL**

**** GUIDE PRICE £250,000 - £270,000 **
A THREE BEDROOM, DETACHED FAMILY
HOME SITUATED IN ARNOLD,
NOTTINGHAM.**

Guide Price £250,000 - £280,000 Freehold



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Robert Ellis Estate Agents are delighted to bring to the market this AMAZING THREE BEDROOM, DETACHED FAMILY HOME situated 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 Bonington Primary & Nursery within the area, making it ideal for families.

Upon entry, you are welcomed into the hallway which leads to the lounge. Off the lounge is the kitchen diner with fitted units and access to the under stairs storage cupboard. Stairs lead to landing, first double bedroom, second double bedroom, third bedroom and modern bathroom featuring a three piece suite.

To the rear is an enclosed 'country' garden which the current owners have created. It offers a large amount of privacy, alongside sectioned areas for laid to lawn, patio/stoned areas, flowers beds and vegetable patches.

The home also offers a mature garden to the front with laid to lawn and flowers beds, alongside a driveway for at least two cars with gated access to the detached garage with an up and over door.

A viewing is A MUST to appreciate the SIZE, QUALITY and LOCATION of this FANTASTIC OPPORTUNITY- Contact the office now to arrange your viewing!



Entrance Porch

UPVC double glazed door to the front elevation leading to the Entrance Porch. Glazed door leading to the Entrance Hallway

Entrance Hallway

UPVC double glazed window to the side elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Carpeted staircase to the First Floor Landing. Internal door leading into Lounge

Lounge

15'1" x 11'10" approx (4.60 x 3.63 approx)

UPVC double glazed windows to the front and side elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in storage cupboard. Internal door leading into Kitchen Diner

Kitchen Diner

9'10" x 18'5" approx (3.01 x 5.62 approx)

UPVC double glazed window to the rear elevation. UPVC double glazed door to the rear elevation leading to the enclosed rear garden. Tiled flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light point. Recessed spotlights to the ceiling. Range of fitted wall and base units incorporating worksurfaces above. Double sink and drainer unit with swan neck dual heat tap. Integrated oven. Integrated microwave. 5 ring gas hob with extractor hood. Space and point for freestanding fridge freezer. Integrated wine fridge. Integrated dishwasher. Space and plumbing for an automatic washing machine. Space and point for a freestanding tumble dryer. Integrated fridge. Internal door leading into Pantry (0.9 x 1.2 m approx)

First Floor Landing

UPVC double glazed window to the side elevation. Carpeted flooring. Ceiling light point. Loft access hatch (Fully boarded, power and lighting) Internal doors leading into Bedroom 1, 2, 3 and Family Bathroom

Bedroom 1

9'10" x 10'11" approx (3.02 x 3.35 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point

Bedroom 2

12'4" x 11'0" approx (3.78 x 3.36 approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point

Bedroom 3

8'10" x 7'9" approx (2.71 x 2.38 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point

Family Bathroom

5'2" x 5'10" approx (1.6 x 1.8 approx)

UPVC double glazed window to the rear elevation. Tiled flooring. Fully tiled walls. Wall mounted stainless steel heated towel radiator. Recessed spotlights to the ceiling. Modern white 3 piece suite comprising of a panel bath with dual heat tap and mains fed shower unit above, vanity hand wash basin with hot and cold taps and a low level WC

Front of Property

To the front of the property there is a driveway providing off the road parking, laid to lawn area with shrubbery, gated access to the rear of property and brick wall surrounding

Rear of Property

To the rear of the property there is an enclosed rear garden with a paved patio area, a laid to lawn area, shrubbery, plants, a pebble area with ample space and trees, hedging and fencing surrounding

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

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

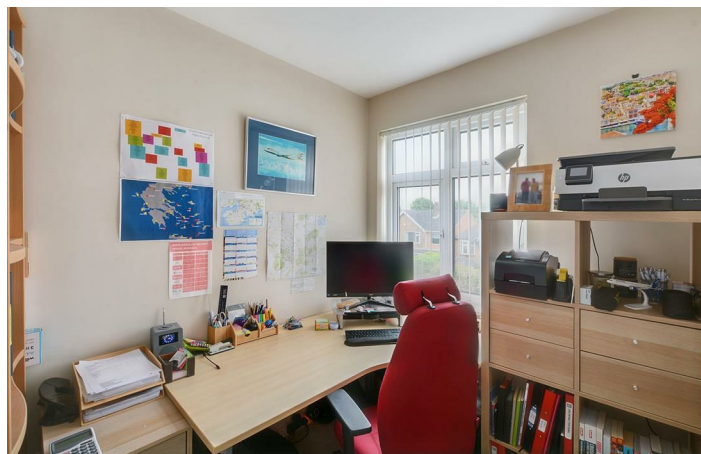
Flood Risk: No flooding in the past 5 years

Flood Defences: No

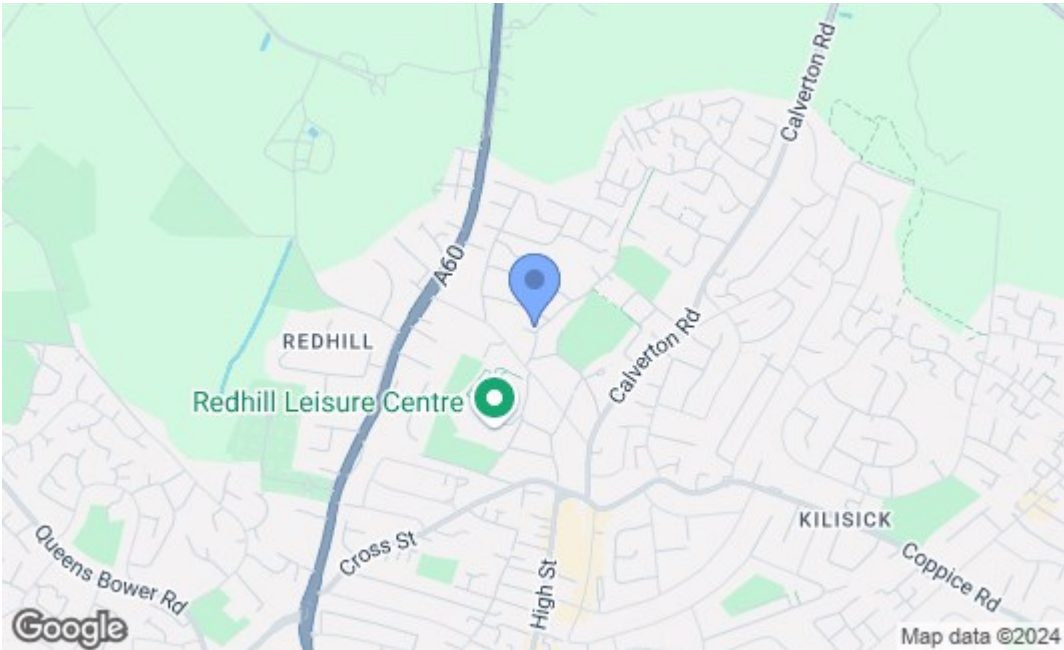
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	64	
(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.