



Gedling Road
Arnold, Nottingham NG5 6NW

A FANTASTIC THREE BEDROOM, SEMI
DETACHED FAMILY HOME SITUATED IN
ARNOLD, NOTTINGHAM.

Guide Price £240,000 Freehold



****GUIDE PRICE £240,000 - £250,000****

Robert Ellis Estate Agents are delighted to present to the market this FANTASTIC THREE BEDROOM, SEMI DETACHED FAMILY HOME situated in 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 through to the living room with a large bay fronted window, the living room leads through to the kitchen fitted wall and base units. The kitchen gives access to the under stairs pantry, family bathroom and conservatory. Stairs lead to landing, first double bedroom, second double bedroom and third bedroom.

The property sits on a good-sized plot. To the front of the property there is a laid to lawn garden and a gated driveway providing off the road parking. To the rear is a large enclosed rear garden with a range of shrubbery and trees.

A viewing is HIGHLY RECOMMENDED to appreciate the size and location of this fantastic family home. Contact the office on 01 15 648 5485 before it is too late!



Front of Property

Gated driveway providing off the road parking. Low maintenance front garden with stone wall to the front elevation. Fencing and brick wall to the side elevation. Covered bin storage area.

Entrance Hallway

3'7" x 3'9" approx (1.11 x 1.16 approx)

UPVC composite entrance door to the front elevation. Laminate flooring. Ceiling light point. Dado rail. Carpeted staircase to first floor landing. Internal door leading into the Living Room

Living Room

13'4" x 12'3" approx (4.07 x 3.75 approx)

UPVC double glazed bay fronted window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Ceiling rose. Coving to the ceiling. Dado rail. Feature gas fireplace with tiled hearth, wooden mantel and surround. Internal door leading into the Kitchen Diner

Kitchen Diner

16'2" x 10'7" approx (4.93 x 3.25 approx)

Single glazed window and door leading into the Conservatory. UPVC double glazed window to the side elevation. Lino flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light point. Dado rail. Range of wall, base and drawers units with worksurfaces above. Double sink and drainer unit with dual heat tap above. Gas double oven with 4 ring gas hob above and extractor unit above. Space and plumbing for washing machine. Space and point for freestanding fridge freezer. Built-in storage cupboard housing combination boiler (Refitted in 2022) Internal doors leading into the Pantry and Family Bathroom

Family Bathroom

11'0" x 8'0" approx (3.37 x 2.46 approx)

Single glazed window looking into the conservatory. Lino flooring. Tiled walls. Wall mounted heated towel rail. Ceiling light point. 3 piece suite comprising of a bath with hot and cold taps and an electric shower unit above with a handheld showerhead attachment, pedestal wash hand basin with hot and cold taps and a WC

Conservatory

7'6" x 9'6" approx (2.31 x 2.90 approx)

UPVC double glazed doors to the side and rear elevations leading into the enclosed rear garden. UPVC double glazed windows to the side and rear elevations. Tiled flooring

First Floor Landing

5'10" x 6'7" approx (1.78 x 2.02 approx)

UPVC double glazed windows to the side elevation. Carpeted flooring. Ceiling light point. Dado rail. Internal doors leading into Bedroom 1, 2 and 3

Bedroom 1

11'3" x 15'11" x 12'10" approx (3.44 x 4.86 x 3.92 approx)

UPVC double glazed bay fronted window to the front elevation and a second UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Dado rail. Built-in storage cupboards

Bedroom 2

8'6" x 10'11" approx (2.60 x 3.34 approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Picture rail. Built-in storage cupboards

Bedroom 3

6'8" x 7'6" approx (2.04 x 2.30 approx)

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

Rear of Property

Large enclosed rear garden with steps leading to laid to lawn area and range of shrubbery and trees. Pathway to the rear elevation. Fencing to the side elevations. Brick wall to the rear elevation. Space for shed.

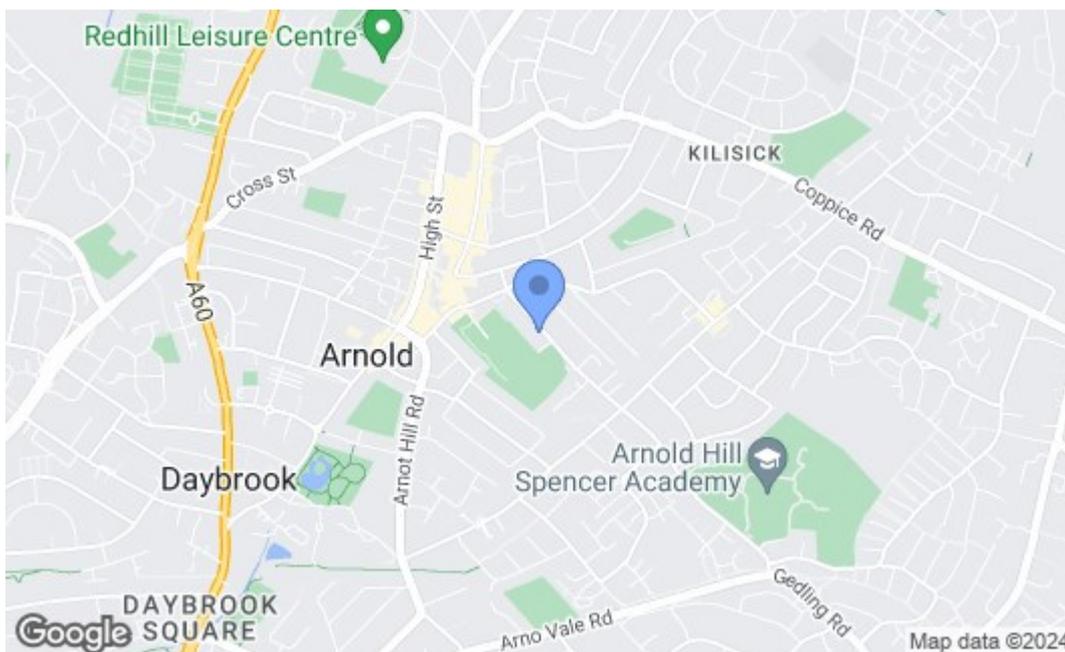
Council Tax

Local Authority Gedling

Council Tax band B



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		58	
(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.