



Middlebeck Drive,  
Arnold, Nottingham  
NG5 8AF

**£230,000 Freehold**

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\*\*VIEWING ADVISED\*\* WELL PRESENTED FAMILY HOME\*\*

Robert Ellis Estate Agents are delighted to bring to the market this THREE BEDROOM SEMI DETACHED family home.

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 Coppice Farm School nearby, making it ideal for families.

Upon entry, you are greeted with an entrance porch which leads to the lounge/diner, you then walk through to the well presented kitchen which leads out to the rear garden which is tiered and has an amazing view over Arnold. Stairs lead to landing, first double bedroom, second double bedroom, third double bedroom and family bathroom featuring a three piece suite.

To the front of the home, there is ample parking and access to the integral garage.

A viewing is highly recommended to appreciate the accommodation on offer. CALL OUR ARNOLD OFFICE ON 0115 6485485!



### Porch

3'3" x 6'8" approx (0.99m x 2.03m approx)

Having wood effect laminate flooring, double glazed windows to the side, UPVC double glazed door to the front, double glazed door to:

### Lounge/Dining Room

11'11" x 23'1" approx (3.64m x 7.05m approx)

Double glazed window to the front, radiator, laminate flooring, stairs to the first floor, double glazed window to the rear, single glazed window into the kitchen, electric log burner with a tiled hearth and surround, coving to the ceiling, two radiators.

### Kitchen

8'0" x 12'5" approx (2.45m x 3.79m approx)

Tiled flooring, wall mounted radiator, pantry, wall, base and drawer units with work surface over, tiled splashbacks, double glazed window to the rear, induction hob with electric oven, cooker hood above, sink and drainer with mixer tap, plumbing for a washing machine, space for a fridge freezer, double glazed door to the side leading to the rear garden.

### First Floor Landing

8'4" x 2'9" approx (2.56m x 0.84m approx)

Carpeted flooring, loft access hatch, airing/storage cupboard housing the combi boiler, second storage cupboard with shelving and doors to:

### Bedroom 1

8'11" x 14'5" approx (2.73m x 4.41m approx)

Double glazed window to the front, radiator, carpeted flooring.

### Bedroom 2

13'8" x 7'8" approx (4.19m x 2.35m approx)

Radiator, double glazed window to the rear, laminate flooring.

### Bedroom 3

8'0" x 11'4" approx (2.46m x 3.46m approx)

Double glazed window to the front, radiator, laminate flooring.

### Bathroom

6'3" x 7'9" approx (1.91m x 2.38m approx)

Double glazed window to the rear, tiled splashbacks, laminate flooring, heated towel rail, bath with mixer tap and mains fed shower over with screen, low flush w.c., wash hand basin with mixer tap.

### Outside

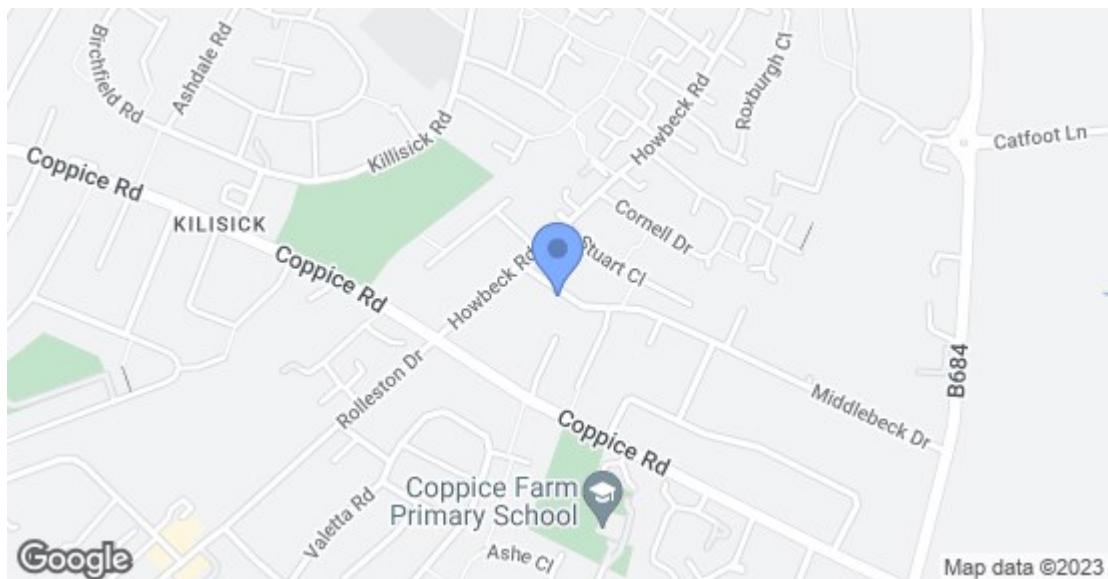
To the front of the property there is a driveway providing off road parking for one car and leading to the garage, garden laid to lawn, side access to the rear.

The rear garden has a side access gate to the front, patio with stone borders, decked area with steps leading to the garden which is surrounded by stoned beds, lawned area, fencing and walls to the boundaries. Second lawned garden with shrubs to the borders.

### Council Tax

Gedling Borough Council Band B





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(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 <sub>2</sub> ) Rating		
	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		
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.