

Robert Ellis

look no further...



Sunninghill Rise,
Arnold, Nottingham
NG5 8ES

Offers Over £200,000
Freehold

0115 648 5485



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**** MUST SEE ****

Robert Ellis Estate Agents are delighted to bring to the market this **FANTASTIC TWO BEDROOM, DETACHED BUNGALOW** 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 diner, kitchen with fitted units, first double bedroom, second double bedroom and family bathroom with feature, walk in double shower.

To the rear is an enclosed garden which is split into tiered levels, with a mixture of laid to lawn and flower beds/shrubbery. The front of the home offers a driveway for at least 2 to 3 cars, with gated access and laid to lawn garden.

A viewing is **HIGHLY RECOMMENDED** to appreciate the **SIZE** and **LOCATION** of this great opportunity- Contact us urgently to arrange your viewing!



Entrance Hallway

10'9" x 11'5" approx (3.3 x 3.5 approx)

L Shaped Hallway. Double glazed entrance door with feature glass to the side elevation. Carpeted flooring. Wall mounted radiator. Coving to the ceiling. Feature cupboard housing metre. Archway leading to Kitchen

Kitchen

10'1" x 9'10" approx (3.08 x 3.02 approx)

UPVC double glazed door to the rear elevation. Double glazed window to the side elevation. Range of fitted wall, base and drawers units with worksurfaces over. Sink and drainer unit with mixer tap over. Tiled splashbacks. Carpeted flooring. Coving to the ceiling. Ceiling spotlights. Double electric oven with 4 ring gas hob above. Extractor fan. Space and point for freestanding fridge freezer. Space and plumbing for automatic washing machine. Space and plumbing for freestanding dishwasher.

Lounge

11'6" x 17'7" approx (3.52 x 5.38 approx)

Double glazed stained window to side elevation. Double glazed sliding doors leading into Conservatory. Gas fire with tiled hearth and surround. Carpeted flooring. Coving to the ceiling.

Conservatory

12'3" x 5'6" approx (3.74 x 1.70 approx)

Double glazed windows to side and rear elevations. Access door leading to rear garden. Carpeted flooring. Wall mounted radiator. Light & Power.

Family Bathroom

6'11" x 6'0" approx (2.11 x 1.85 approx)

Shower cubical with mains fed shower. Vanity wash hand basin with separate hot and cold tap. W/C. Vanity unit. Lino flooring. Tiled splash backs. Wall mounted radiator. Coving to the ceiling.

Bedroom 1

13'6" x 11'6" approx (4.14 x 3.51 approx)

Double glazed window to the front elevation. Wall mounted radiator. Carpeted flooring.

Bedroom 2

10'0" x 10'0" approx (3.07 x 3.06 approx)

Double glazed window to the front elevation. Wall mounted radiator. Carpeted flooring.

Front of Property

Gated access leading to driveway. Carport. Garage. Range of flowerbeds. Gated leading to the side elevation of property.

Rear of Property

Steps leading to feature tiered garden area. Shrubbery and stones. Laid to lawn area. Range of flowerbeds. Space for green house. Fencing and wall surrounding.

Council Tax

Local Authority: Gedling

Council Tax band: C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	67	
(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.