Robert Ellis

look no further...

Appledorne Way,
Arnold, Nottingham
NG5 8JQ

£225,000 Freehold

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A TWO BEDROOM DETACHED BUNGALOW WITH A DRIVEWAY, GARAGE AND ENCLOSED REAR GARDEN, SITUATED IN A POPULAR AND CONVENIENT ARNOLD LOCATION. NO UPWARD CHAIN

Robert Ellis are pleased to bring to the market this well-proportioned two-bedroom detached bungalow which provides an excellent opportunity for those looking for comfortable single-storey accommodation. The property is being sold with the benefit of no upward chain and is positioned within a popular residential area of Arnold, within easy reach of local shops, amenities and transport links.

The accommodation is entered through a central hallway which provides access to the main living areas. Positioned to the rear is the spacious living room, which enjoys plenty of natural light from the rear-facing windows and has French doors opening directly onto the garden, providing an attractive outlook and convenient access to the outside space.

Also situated to the rear is the fitted kitchen, which incorporates a range of wall and base units with work surfaces, a stainless steel sink and drainer, integrated oven with gas hob and extractor, together with space and plumbing for further appliances.

There are two well-proportioned bedrooms positioned towards the front of the bungalow, with the main bedroom providing particularly generous accommodation. The property is completed internally by a three-piece shower room comprising a shower enclosure, wash hand basin and WC.

Outside, the property has a gravelled frontage and block-paved driveway providing off-road parking and access to the garage. The garage offers useful parking and storage space and benefits from lighting and power.

To the rear is an enclosed, low-maintenance garden with fenced boundaries and gated access to the driveway. The garden provides a private and manageable outdoor space and can be accessed directly from the living room.

Appledorne Way is conveniently situated for Arnold town centre, which provides a wide selection of shops, supermarkets, cafés and other everyday amenities. There are regular public transport links into Nottingham and surrounding areas, together with road links giving access to the wider Nottinghamshire area.

With its detached position, practical single-storey accommodation, driveway, garage and the benefit of no upward chain, an internal viewing is highly recommended to appreciate the property and location on offer.

Entrance Hallway
7'5 x 8'2 approx (2.26m x 2.49m approx)
UPVC double glazed entrance door to the side elevation with double glazed panel to the side, wall mounted radiator, loft access hatch with built-in ladders leading to the loft space, coving to the ceiling, recessed spotlights to the ceiling, doors leading off to:

Loft
Loft ladder, housing the recently refitted boiler.

Living Room
17'3 x 11' approx (5.26m x 3.35m approx)
UPVC double glazed French doors to the rear elevation with fixed double glazed panels either side, feature fireplace incorporating wooden surround with marble hearth and back panel incorporating a living flame gas fire, wall mounted radiator, recessed spotlights to the ceiling, coving to the ceiling, door leading through to the kitchen.

Kitchen
7'10 x 8'10 approx (2.39m x 2.69m approx)
A range of wall and base units with worksurfaces over incorporating a sink with mixer tap, integrated oven with four ring gas hob over and extractor hood above, tiled splashbacks, space and point for fridge freezer, space and plumbing for a washing machine, UPVC double glazed window to the rear elevation, coving to the ceiling, wall mounted radiator, vinyl flooring.

Bedroom One
10'10 x 13'5 approx (3.30m x 4.09m approx)
UPVC double glazed window to the front elevation, ceiling light point, coving to the ceiling, wall mounted radiator.

Bedroom Two
9' x 8' approx (2.74m x 2.44m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, coving to the ceiling.

Shower Room
4'3 x 7'10 approx (1.30m x 2.39m approx)
Three piece suite comprising walk-in shower with mains fed shower over, pedestal wash hand basin, low level flush WC, UPVC double glazed window to the side elevation, tiling to the walls, heated towel rail, recessed spotlights to the ceiling, extractor fan.

Store
2'5 x 4'10 approx (0.74m x 1.47m approx)
UPVC double glazed window to the side elevation, shelving, ceiling light point, electrical consumer unit, water meter.

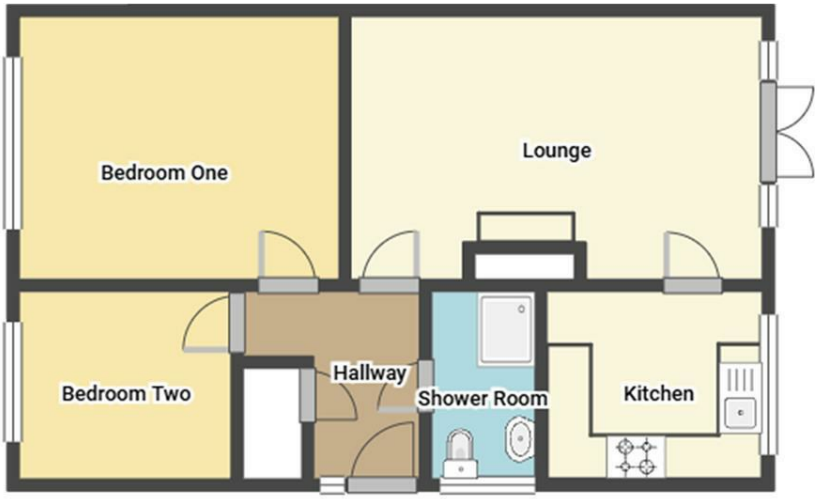
Front of Property
To the front of the property there is a block paved driveway providing off the road parking leading to the freestanding brick built garage, low maintenance plum slate garden with walled and fenced boundaries.

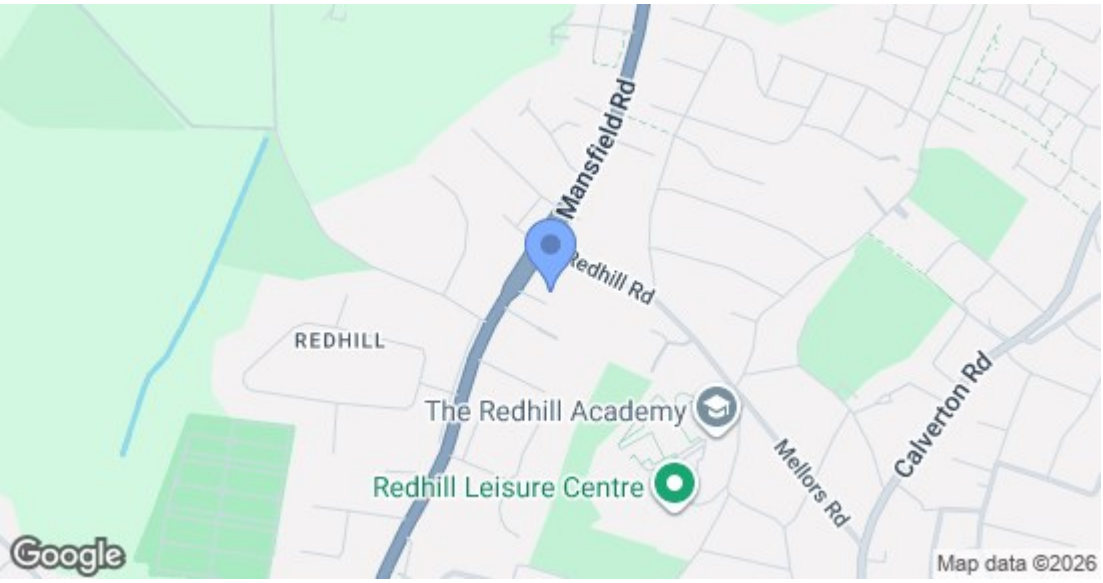
Garage
8'4' x 18'10 approx (2.54m' x 5.74m approx)
Double doors to the front elevation light and power.

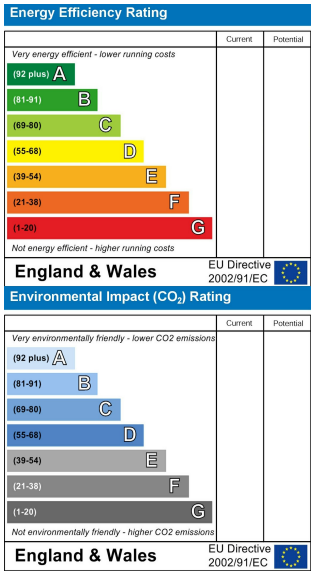
Rear of Property
To the rear of the property there is an enclosed low maintenance rear garden featuring a large paved patio area, fencing and walled boundaries, secure gated access, freestanding brick built garage.

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, Virgin
Broadband Speed: Standard 13mbps Ultrafast 1800mbps
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







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.

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