Robert Ellis

look no further...

Allens Walk
Arnold, Nottingham NG5 8GU

A THREE BEDROOM SEMI-DETACHED FAMILY PROPERTY, SELLING WITH NO UPWARD CHAIN.

Guide Price £200,000 Freehold

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GUIDE PRICE £200,000 - £215,000

Robert Ellis Estate Agents are delighted to bring to the market this WELL-PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOME, ideally located in a tucked-away cul-de-sac position in the heart of Arnold, Nottingham.

This excellent property is offered with no upward chain and would suit a wide range of buyers, including first-time purchasers, growing families, or those looking to downsize. Positioned within walking distance of Arnold town centre, the home offers easy access to a wide range of shops, eateries, schools, and public transport links to Nottingham City Centre.

Internally, the accommodation comprises a welcoming entrance hallway, a spacious open-plan kitchen/dining room with a modern fitted kitchen, and a bright and comfortable living space. The property also benefits from modern gas central heating and double glazing throughout.

Upstairs, there are three well-proportioned bedrooms, all served by a family bathroom. The layout provides flexibility for those needing a home office or guest room.

Externally, the property enjoys gardens to both the front and rear, with a driveway providing off-street parking. The rear garden offers a private outdoor space ideal for relaxing or entertaining during the warmer months.

Early viewing is strongly advised to appreciate the position, presentation, and value for money on offer.

Entrance Lobby
4'6 x 1'5 approx (1.37m x 0.43m approx)
UPVC double glazed door to the front with UPVC double glazed panel to the side, wall light point, UPVC double glazed door to:

Entrance Hall
11'3 x 5'10 approx (3.43m x 1.78m approx)
Stairs to the first floor, ceiling light point, radiator, meter cabinet housing electric meter and consumer unit, understairs storage space and panelled doors to:

Living Room
13'3 x 11'10 approx (4.04m x 3.61m approx)
UPVC double glazed window to the front, radiator, ceiling light point, archway through to:

Dining Kitchen
9'3 x 19'6 approx (2.82m x 5.94m approx)
This open plan living/dining kitchen benefits from having a range of matching wall and base units incorporating work surfaces over, 1½ bowl ceramic sink with swan neck mixer tap above, integrated oven, four ring gas hob, space and plumbing for an automatic washing machine, space and plumbing for a free standing dishwasher, space and point for free standing American style fridge freezer, UPVC double glazed windows to the side and rear, UPVC double glazed door to the rear garden, sliding double glazed patio door to the rear, ample space for dining/seating area with archway through to living room. Wall mounted Worcester Bosch combination boiler, tiled splashbacks, radiator, part linoleum flooring and part carpeted flooring within the dining area.

First Floor Landing
5'10 x 7'11 approx (1.78m x 2.41m approx)
UPVC double glazed window to the side, loft access hatch, ceiling light point, panelled doors to:

Bedroom 1
13'4 x 8'11 approx (4.06m x 2.72m approx)
UPVC double glazed window to the rear, radiator, ceiling light point.

Bedroom 2
13'1 x 12'4 approx (3.99m x 3.76m approx)
UPVC double glazed window to the front, radiator, ceiling light point, built-in wardrobes providing ample additional storage space with shelving.

Bedroom 3
7'5 x 9'3 approx (2.26m x 2.82m approx)
UPVC double glazed window to the front, radiator, ceiling light point, built-in wardrobe over the stairs providing useful additional storage.

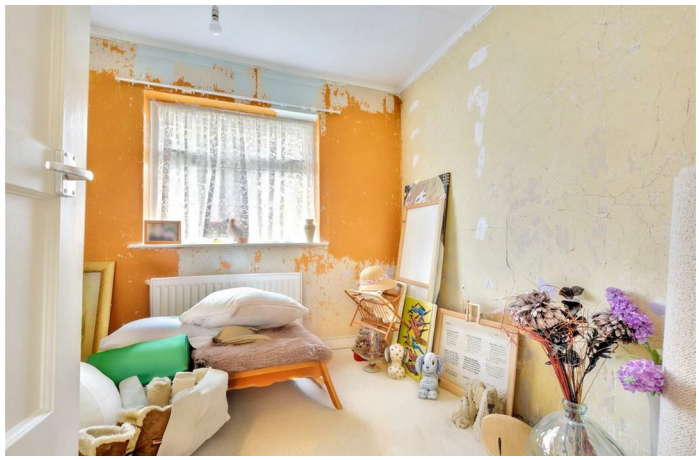
Bathroom
5'7 x 7'6 approx (1.70m x 2.29m approx)
A modern white three piece suite comprising of a panelled bath with electric shower over, pedestal wash hand basin, low flush w.c., UPVC double glazed windows to the side and rear, radiator, ceiling light point, tiled splashbacks.

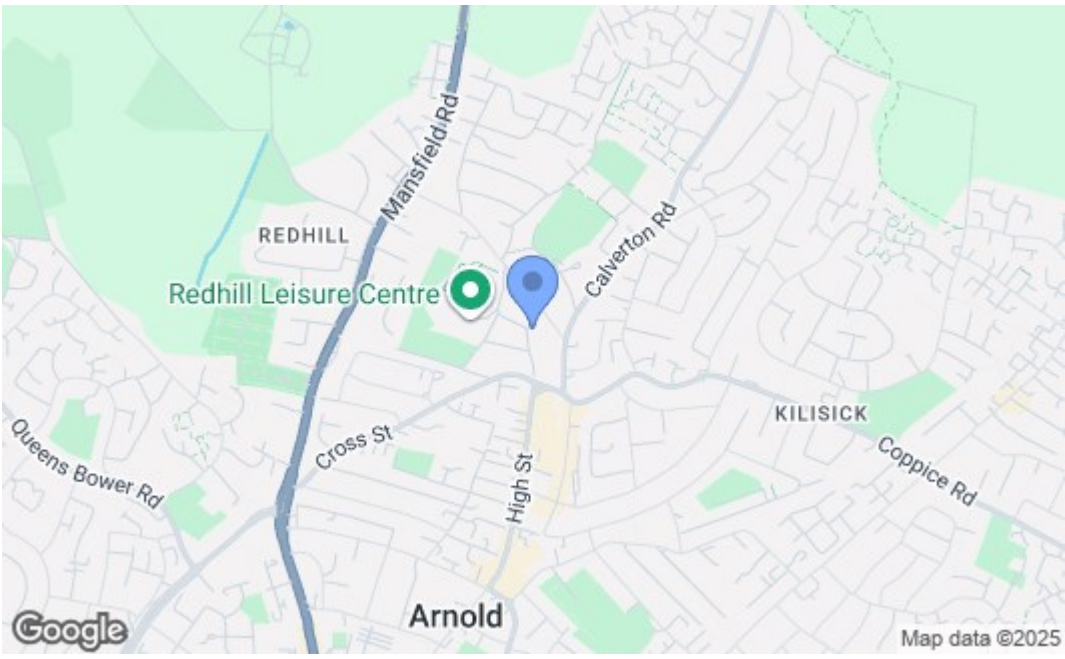
Outside
To the front of the property there is a driveway providing off road parking, mature garden, wall to the boundary, secure gated access and further driveway to the side.

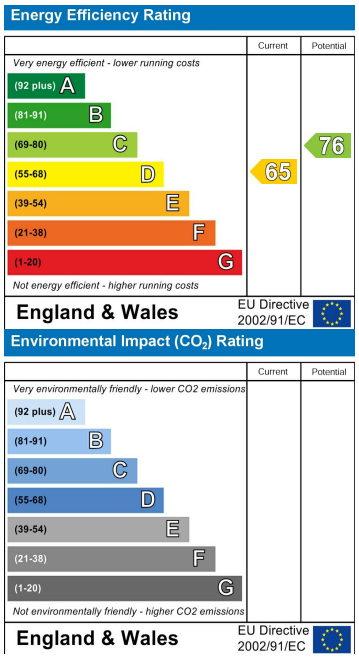
To the rear there is an enclosed garden, laid mainly to lawn with fencing to the boundaries, patio along with a gravelled seating area.

Council Tax
Nottingham Council Band B

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 14mbps Superfast 75mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No







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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