



Brechin Close,
Arnold, Nottingham
NG5 8GN

£375,000 Freehold



**** IDEAL FAMILY HOME ** CUL DE SAC LOCATION ****

Robert Ellis Estate Agents are delighted to present to the market this **OUTSTANDING FOUR BEDROOM, DETACHED FAMILY HOME 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 Killisick Junior School round the corner and Redhill Academy in the area, making it ideal for families.

Upon entry, you are welcomed into the hallway which allows access to the dining room with bay window, downstairs WC, lounge with sliding patio doors, kitchen with fitted units and breakfast bar and a utility room. Stairs lead to landing, first double bedroom with fitted wardrobes and shower room en suite, second double bedroom with fitted wardrobes, third double bedroom with fitted wardrobes, fourth bedroom with built in storage cupboard and family bathroom featuring a four piece suite.

To the rear is an enclosed garden with patio area, laid to lawn, flower beds and shrubbery. It is very private and allows prospective buyers to enjoy all seasons. The front offers ample parking for at least two cars, alongside access to the integral garage.

A viewing is **HIGHLY RECOMMENDED** to appreciate the **SIZE** and **LOCATION** of this fantastic opportunity- Contact the office on 0115 648 5485 now to get your viewing booked in!



Hallway

14'2" x 7'2" approx (4.34m x 2.2m approx)

Two wall mounted radiators, opaque UPVC double glazed door to the front, laminate flooring with carpeted stairs to the landing.

Ground Floor w.c.

6'9" x 3'2" approx (2.06m x 0.98m approx)

Tiled flooring, partially tiled walls, wall mounted radiator, wall mounted sink with hot and cold tap, low flush w.c. and opaque UPVC double glazed window.

Living Room

14'5" x 11'8" approx (4.40m x 3.58m approx)

UPVC double glazed window, UPVC double glazed sliding patio doors to the rear, wooden flooring, gas fireplace with marble surround and wall mounted radiator.

Dining Room

11'6" x 10'7" approx (3.52m x 3.25m approx)

Laminate flooring, UPVC double glazed bay window with a double wall mounted radiator.

Kitchen

11'3" x 10'4" approx (3.43m x 3.16m approx)

Tiled flooring, partially tiled walls, fitted wall and base units, five ring gas hob with extractor fan above, space for a fridge, fitted CDA double oven/grill and integrated CDA microwave, breakfast bar, UPVC double glazed window to the rear, space for a dishwasher and a composite sink with a dual heat tap.

Utility Room

6'9" x 6'2" approx (2.06m x 1.89m approx)

Tiled floor, fitted wall and base units, stainless steel sink with dual heat tap, space for a fridge freezer, space for a washing machine and tumble dryer, UPVC double glazed rear door.

First Floor Landing

15'5" x 5'11" approx (4.7m x 1.82m approx)

Carpeted flooring, opaque UPVC double glazed window, wall mounted radiator, doors to: Airing/Storage cupboard (0.86m x 0.75m).

Bedroom 1

11'1" x 10'7" approx (3.39m x 3.24m approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed bay window, integrated wardrobes with space for a king size bed.

Bedroom 2

13'3" x 9'1" approx (4.05m x 2.77m approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window, fitted corner wardrobes and fitted drawers with dressing table area, space for a double bed.

Bedroom 3

11'9" x 9'2" approx (3.6m x 2.8m approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed windows, fitted wardrobes with storage above, fitted drawers, space for a double bed.

Bedroom 4

11'1" x 6'9" approx (3.38m x 2.08m approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window, space for a bed/office.

Family Bathroom

7'9" x 7'3" approx (2.38m x 2.23m approx)

Kardean flooring, partially tiled walls, wall mounted radiator, opaque UPVC double glazed window, low flush w.c., wash hand basin with hot and cold taps, bath with hot and cold taps and a corner shower with a waterfall shower head and hand held shower.

En-Suite

9'8" x 4'9" approx (2.97m x 1.45m approx)

Kardean flooring, vanity unit housing the wash hand basin with a dual heat tap and low flush w.c., shower with hand held shower unit and splashbacks, wall mounted towel radiator, opaque UPVC double glazed window to the front.

Storage cupboard

(3'9" x 2'1"). (1.15m x 0.64m.)

Outside

To the front of the property there is a low maintenance garden which is stoned having bushes and trees and a driveway providing off road parking and leading to the garage.

To the rear there is an enclosed garden with a patio area, laid to lawn with steps to an enclosed shed. The property is surrounded by fencing with flower beds and shrubbery.

Council Tax Band:-

Gedling Borough Council, Band E





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(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.