



**Dorket Close
Arnold, Nottingham NG5 8ET**

A THREE BEDROOM MID TERRACE
PROPERTY HOME IN A SOUGHT AFTER
LOCATION.

Guide Price £240,000 Freehold



*** Guide Price £240,000 - £250,000 ***

Robert Ellis Estate Agents are delighted to offer to the market this MODERN THREE DOUBLE BEDROOM Mid-Terrace home situated on a small cul-de-sac, in the heart of Arnold, Nottingham. The property benefits from modern interior design, allowing prospective buyers to move in with ease.

Located 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 walking distance, making it ideal for families.

Upon entry, you are welcomed by the entrance hall which allows access to the living room, flowing with natural light. Off the hallway is the modern refitted kitchen with fitted wall and base units and stunning Quartz work surface. Through the door you access the dining room, which is a great hosting space, with further French doors opening onto the south-facing low maintenance, rear landscaped garden. The garden has a large modern patio, alongside a tiered artificial lawn. There is also a brick-built garage. Returning inside, the stairs lead up to the landing which hosts the three DOUBLE bedrooms. You also have the refitted family bathroom, with a three-piece suite.

To the front of the home is a low maintenance front garden, Utility store housing the Combi gas Boiler and plumbing for washing machine.

A viewing is HIGHLY recommended to appreciate the high-quality interior of this desirable home in a popular location - Contact the office before it is too late!



Entrance Hallway

11'02 x 8'02 approx (3.40m x 2.49m approx)

Modern glazed composite entrance door to the front elevation leading into the Entrance Hallway. Luxury Vinyl Tile flooring. Wall mounted radiator. Ceiling light point. Staircase leading to the First Floor Landing. Built-in under the stairs storage cupboard. Internal oak panel doors leading into the Kitchen and Lounge

Living Room

12'3 x 11'06 approx (3.73m x 3.51m approx)

UPVC double glazed window to the rear elevation. Wall mounted radiator. Ceiling light point. Coving to the ceiling

Kitchen

13'04 x 9'05 approx (4.06m x 2.87m approx)

This modern refitted kitchen comprises of a range of fitted wall and base units incorporating quartz worksurfaces above. 1.5 bowl inset Belfast sink with boiling hot water tap. Integrated oven. 4 ring induction hob with stainless steel and glass extractor unit above. Integrated dishwasher. Integrated fridge freezer. Integrated waste bin. UPVC double glazed picture window to the front elevation. Luxury Vinyl Tile flooring. Wall mounted radiator. Recessed spotlights to the ceiling. Internal door leading into Dining Room

Dining Room

10'3 x 9'09 approx (3.12m x 2.97m approx)

UPVC double glazed French doors leading to the landscaped rear garden. Luxury Vinyl Tile flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Built-in cupboard providing useful additional storage space

First Floor Landing

Ceiling light point. Loft access hatch. Internal doors leading into Bedroom 1, 2,3 and Family Bathroom

Bedroom 1

12'01 x 9'10 approx (3.68m x 3.00m approx)

UPVC double glazed window to the rear elevation. Wall mounted radiator. Recessed spotlights to the ceiling

Bedroom 2

11'08 x 9'01 approx (3.56m x 2.77m approx)

UPVC double glazed picture window to the rear elevation. Wall mounted radiator. Recessed spotlights to the ceiling

Bedroom 3

10'01 x 7'06 approx (3.07m x 2.29m approx)

UPVC double glazed picture window to the front elevation. Wall mounted radiator. Recessed spotlights to the ceiling

Fitted Bathroom

8'5 x 7'05 approx (2.57m x 2.26m approx)

Double glazed windows to the front elevation. Wall mounted chrome towel radiator. Tiled splashbacks. Modern 3 piece suite comprising of a P shaped panel bath with mains fed shower above with rainwater showerhead attachment, wall hung vanity wash hand basin with storage cupboard below and a low level WC. Extractor fan

Store / Utility Area

8'5 x 3'7 approx (2.57m x 1.09m approx)

Wall mounted Baxi gas central heating combination boiler providing hot water and central heating to the property. Gas metre points. Space and plumbing for automatic washing machine. Shelving for further storage. Light and power

Front of Property

To the front of the property there is a garden laid to lawn, pathway to the front entrance with fencing and hedging to the boundaries.

Rear of Property

To the rear of the property there is an landscaped south-facing rear garden with a large format tiled paved patio area, raised low maintenance artificial lawn, outside light and power with fencing to the boundaries.

Garage

Providing further dry storage

Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

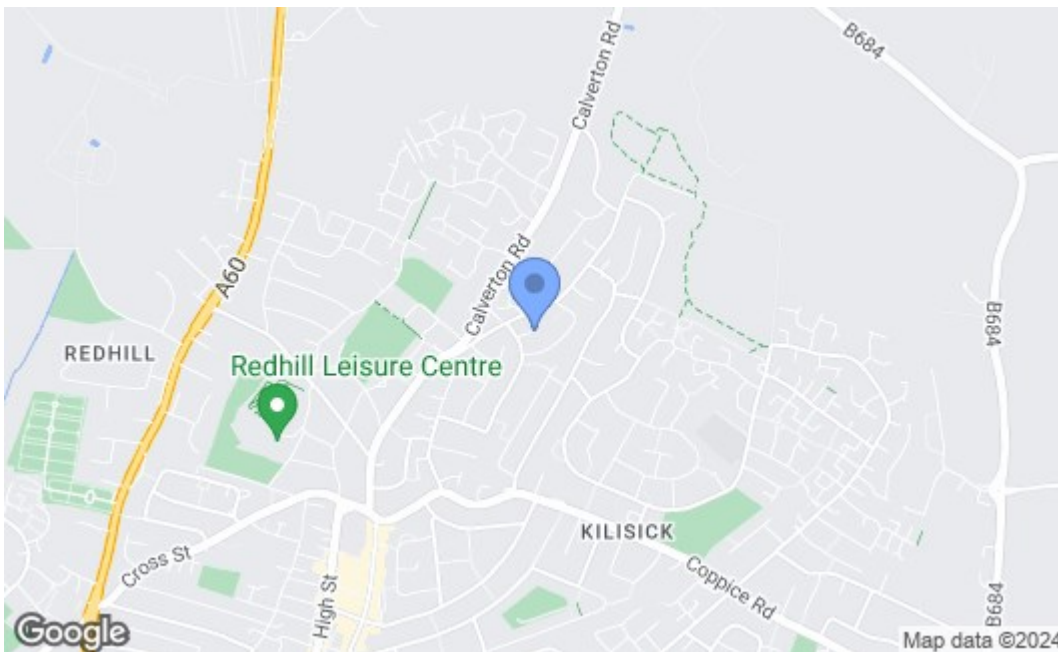
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) 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.