Robert Ellis

look no further. . .

Pondhills Lane
Arnold, Nottingham NG5 8DX

A FOUR-BEDROOM, DETACHED FAMILY HOME SITUATED IN ARNOLD, NOTTINGHAM.

Guide Price £300,000 Freehold

GUIDE PRICE £300,000 - £315,000!
** IDEAL FAMILY HOME **

Robert Ellis Estate Agents are delighted to bring to the market this FANTASTIC FOUR BEDROOM, DETACHED FAMILY HOME situated in ARNOLD, NOTTINGHAM.

The property is a stone's throw away from Arnold Town Centre accommodating local amenities, shops and restaurants. It also offers easily accessible transport links into Mapperley, Nottingham City Centre and surrounding villages/towns. Redhill Academy and Richard Bonington Primary & Nursery are within the area, making it ideal for families.

Upon entry, you are welcomed into the hallway which leads through to the spacious living room, dining kitchen with fitted units, ground floor WC and under stairs storage cupboard. The stairs lead to the landing, first double bedroom, second double bedroom, third bedroom, fourth bedroom and family bathroom.

The property sits on a corner plot with landscaped gardens to all sides, TWO large driveways allowing parking for several vehicles, a detached brick built garage, large patio areas and a raised pond.

A viewing is highly recommended to appreciate the SIZE and LOCATION of this unique opportunity! Contact the office to book a viewing in now!

Entrance Hallway
15'9 x 6'7 approx (4.80m x 2.01m approx)
With a modern double glazed composite door to the front elevation, stairs leading to the first floor, ceiling light point, wall mounted feature vertical radiator, coving to the ceiling, ceiling rose and panelled doors to:

Living Room
11' x 13'9 approx (3.35m x 4.19m approx)
UPVC double glazed picture window to the front elevation, wall mounted radiator, coving to the ceiling, ceiling light point, ceiling rose and internal glazed doors to kitchen and double glazed French doors to the side garden.

Dining Kitchen
9'10 x 19'3 approx (3.00m x 5.87m approx)
With a range of matching wall and base units incorporating a laminate work surface over, 1½ bowl sink with swan neck mixer tap above, integrated oven, integrated microwave, integrated washing machine, four ring induction hob with stainless steel extractor hood over, integrated fridge and freezer, UPVC double glazed window and door to the side, recessed spotlights to the ceiling, coving to the ceiling, wall mounted radiator, offering ample space for dining table.

Ground Floor WC
3'1 x 5'10 approx (0.94m x 1.78m approx)
UPVC double glazed window to the side elevation, low flush WC, vanity wash hand basin with mixer tap over.

Understairs Storage
Providing useful additional storage.

First Floor Landing
UPVC double glazed window to the side elevation, loft access hatch, ceiling light point, laminate flooring, coving to ceiling, airing/storage cupboard housing the Worcester Bosch boiler and panelled doors to:

Bedroom 1
14'2 x 9'3 approx (4.32m x 2.82m approx)
UPVC double glazed window to the side elevation, coving to the ceiling, ceiling light point, stripped wood flooring.

Bedroom 2
9'10 x 9'10 approx (3.00m x 3.00m approx)
UPVC double glazed window to the side elevation, wall mounted radiator, ceiling light point, coving to the ceiling, linoleum flooring.

Bedroom 3
11' x 7' approx (3.35m x 2.13m approx)
UPVC double glazed window to the front elevation, ceiling light point, coving to the ceiling, wall mounted radiator.

Bedroom 4
9'10 x 6'1 approx (3.00m x 1.85m approx)
UPVC double glazed window to the front elevation, ceiling light point, coving to the ceiling.

Bathroom
6'6 x 6'5 approx (1.98m x 1.96m approx)
A modern three piece suite comprising of a panelled bath with electric Triton shower over, vanity wash hand basin with storage cupboard below, low flush WC, UPVC double glazed window to the rear elevation, tiled splashbacks, chrome heated towel rail, recessed spotlights to the ceiling.

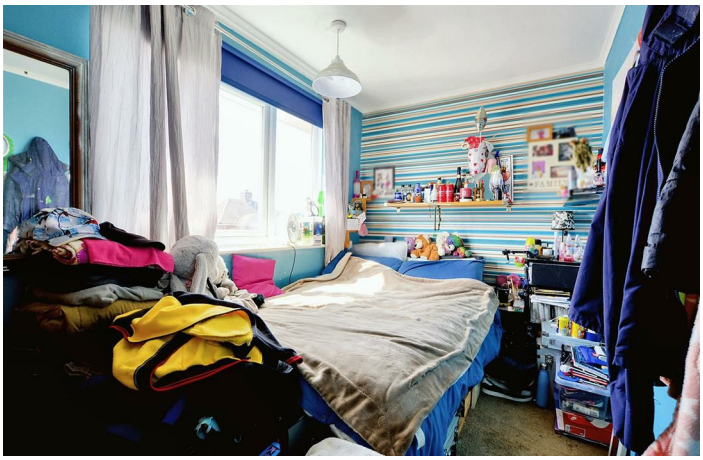
Outside
The property sits on an elevated plot with gardens to the front, side and rear. To the front there is a low maintenance garden with artificial lawn and stoned garden, picket fence to the border, driveway providing off road parking and gated pathway to the front entrance door.

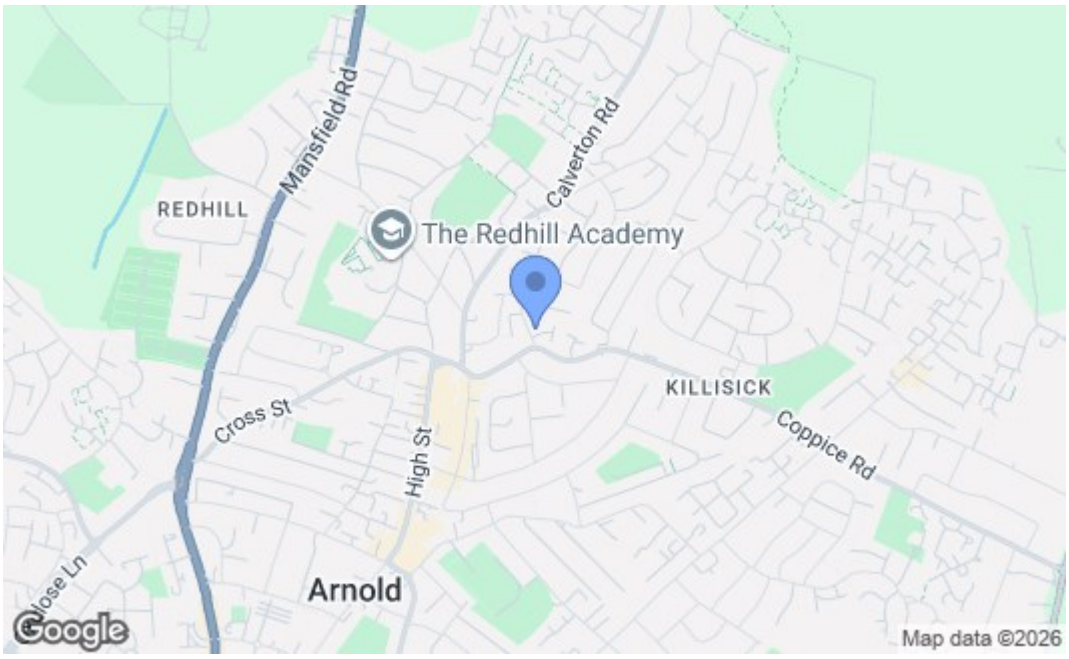
Additional driveway to the side providing further off road parking, low maintenance paved patio area, garage, fencing and hedging to the borders. Gated access to the front, security lighting and further gated access to the rear.

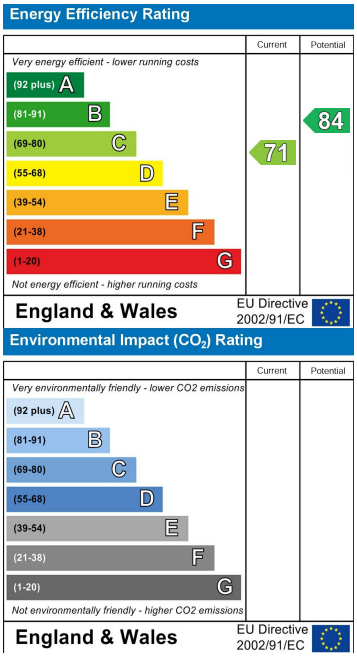
Garage
Free standing brick built garage.

Council Tax
Gedling Borough Council Band D

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 15mbps Ultrafast 1000mbps
Phone Signal – EE, 02, Vodafone, Three
Sewage – Mains supply
Flood Risk – No, surface water low
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.