Robert Ellis

look no further. . .

Duke Street
Arnold, Nottingham NG5 6GP

A BEAUTIFULLY PRESENTED FOUR BEDROOM HOME SET OVER THREE FLOORS IN A POPULAR NG5 LOCATION.

Guide Price £200,000 Freehold

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Situated in the ever-popular NG5 postcode, this beautifully presented four-bedroom home offers spacious and versatile accommodation arranged over three floors, making it an excellent choice for families, first-time buyers and professionals alike.

The ground floor comprises a welcoming living room, a separate dining room ideal for entertaining, and a stylish fitted kitchen with access to the enclosed rear garden. The outdoor space features both a patio seating area and a lawn, providing the perfect setting for relaxing or enjoying time with family and friends.

The first floor offers three well-proportioned bedrooms, including one generous double and two comfortable single rooms, all served by a contemporary three-piece family bathroom. Occupying the entire second floor, the impressive principal bedroom provides a peaceful retreat with ample space and privacy.

Ideally positioned, the property is within easy reach of Arnold Town Centre, offering a wide range of shops, cafés and everyday amenities. Families will appreciate the proximity to highly regarded schools, including Arnold Mill Primary & Nursery School and The Redhill Academy, while excellent healthcare facilities such as Daybrook Medical Practice and Mansfield Road Dental Clinic are also close by. Arnot Hill Park is just a short distance away, providing beautiful open green space for walks and recreation.

Offering well-maintained accommodation throughout in a highly sought-after location, this fantastic home is ready to move straight into and is sure to appeal to a wide range of buyers. Early viewing is highly recommended to fully appreciate everything this property has to offer.

Entrance Hallway
Composite entrance door to the front elevation, tiled flooring, wall mounted radiator, picture rail, staircase leading to the first floor landing, doors leading off to:

Lounge
10'58 x 11'53 approx (3.05m x 3.35m approx)
UPVC double glazed window to the front elevation, carpeted flooring, picture rail, wall mounted radiator.

Dining Room
10'53 x 11'41 approx (3.05m x 3.35m approx)
Tiled flooring, picture rail, wall mounted radiator, understairs storage, UPVC double glazed window to the rear elevation, door leading through to the kitchen.

Kitchen
13'18 x 7'83 approx (3.96m x 2.13m approx)
A range of matching wall and base units with worksurfaces over incorporating a sink and drainer unit with separate hot and cold taps, space and point for a fridge freezer, space and plumbing for a washing machine, oven with four ring electric hob over and extractor hood above, tiled splashbacks, wall mounted radiator, tiled flooring, storage cupboard housing BAXI combination boiler, UPVC double glazed window to the side elevation, composite door leading out to the rear garden.

First Floor Landing
Carpeted flooring, staircase leading to the loft room, picture rail, doors leading off to:

Bedroom One
10'78 x 13'77 approx (3.05m x 3.96m approx)
UPVC double glazed windows to the front elevation, wall mounted radiator, carpeted flooring, picture rail, built-in storage.

Bathroom
Laminate flooring, UPVC double glazed window to the side elevation, tiled splashbacks, wall mounted radiator, WC, handwash basin with mixer tap, bath with mixer tap and mains fed shower over.

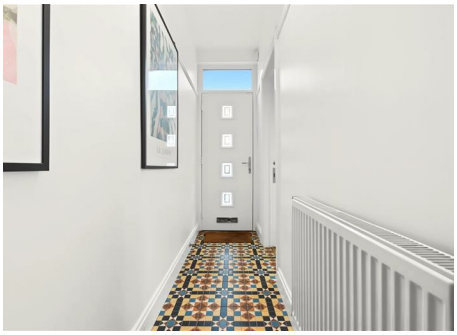
Bedroom Two
8'64 x 7'74 approx (2.44m x 2.13m approx)
UPVC double glazed windows to the rear elevation, wall mounted radiator, carpeted flooring, picture rail, built-in storage.

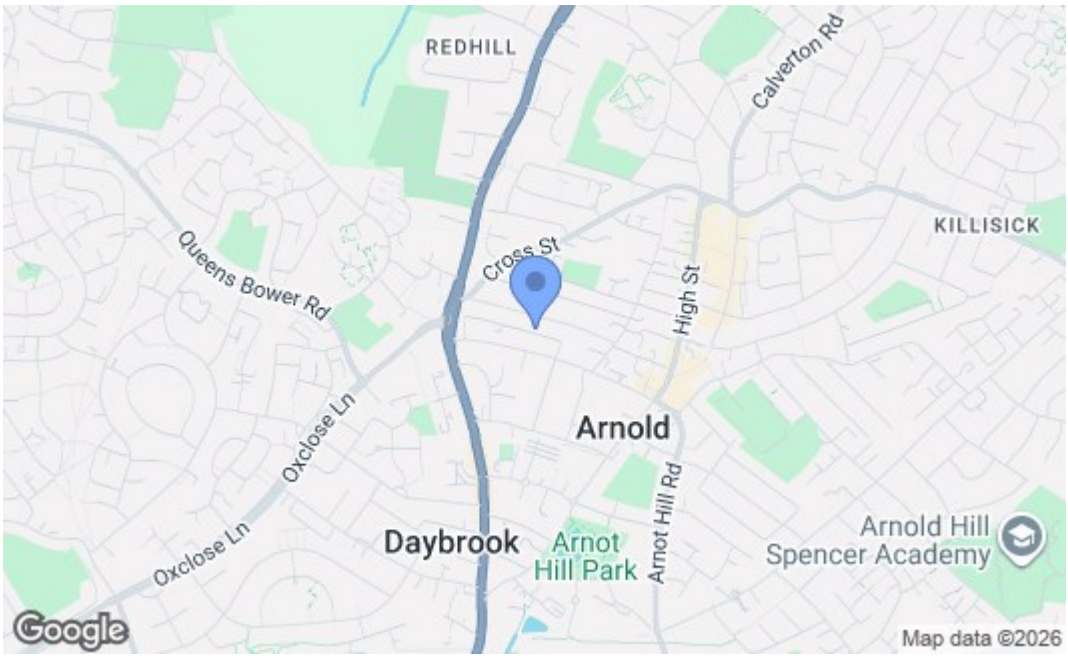
Bedroom Three
9'12 x 8'06 approx (2.74m x 2.59m approx)
UPVC double glazed windows to the rear elevation, wall mounted radiator, carpeted flooring, picture rail, built-in storage.

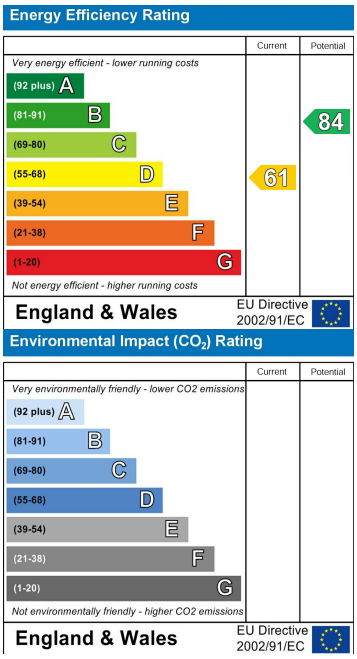
Loft Bedroom
10'72 x 13'86 approx (3.05m x 3.96m approx)
Carpeted flooring, two Velux windows, storage to the eaves, wall mounted radiator.

Rear of Property
To the rear of the property there is an enclosed rear garden with paved patio, garden laid to lawn, outdoor water tap, fencing to the boundaries.

Agents Notes: Additional Information
Council Tax Band: A
Local Authority: Gedling
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 16mbps 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







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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