Robert Ellis

look no further. . .

Glendale Gardens
Arnold, Nottingham NG5 6NS

A FIVE BEDROOM DETACHED FAMILY PROPERTY LOCATED IN A CUL-DE-SAC LOCATION

Asking Price £425,000 Freehold

SPACIOUS FIVE BEDROOM FAMILY HOME IN A SOUGHT-AFTER CUL-DE-SAC LOCATION

Robert Ellis are delighted to bring to the market this substantial five-bedroom detached family home, perfectly positioned within a quiet cul-de-sac in Arnold.

The property offers generous and versatile accommodation across two floors, making it an ideal choice for growing families. The ground floor features a welcoming entrance hall, three reception rooms providing flexible living space, a modern dining kitchen with fitted units, and a convenient ground floor WC.

To the first floor there are five well-proportioned bedrooms, with plenty of space for the whole family, and a family bathroom.

Externally, the home enjoys beautifully landscaped gardens, an integrated garage and driveway, while solar panels to the roof provide an energy-efficient benefit.

Situated close to a range of excellent schools, local amenities and transport links, this is a home that truly combines convenience with comfort. An early viewing is highly recommended to fully appreciate the size and quality of accommodation on offer.

Entrance Porch
4' x 8'10 approx (1.22m x 2.69m approx)
UPVC double glazed door to the front with double glazed windows to the front and side, ceiling light point, linoleum flooring, built-in storage cupboard and internal glazed door to:

Inner Hall
11'7 x 5'2 approx (3.53m x 1.57m approx)
Stairs leading to the first floor, radiator, laminate flooring, ceiling light point, internal glazed door to:

Living Room
11'11 x 19'9 approx (3.63m x 6.02m approx)
UPVC double glazed picture window to the front, internal glazed door to dining room, laminate flooring, radiator, ceiling light point, wall light point, coving, feature decorative fireplace incorporating surround and hearth.

Ground Floor w.c.
6' x 4'9 approx (1.83m x 1.45m approx)
Low flush w.c., vanity wash hand basin with storage cupboard below, window to the front, ceiling light point, laminate flooring, radiator.

Kitchen
21'7 x 11'2 approx (6.58m x 3.40m approx)
With a range of matching wall and base units incorporating a laminate work surface over, stainless steel sink with swan neck mixer tap, integrated double oven, ceramic hob above and extractor hood over, integrated dishwasher, integrated fridge freezer, UPVC double glazed picture window to the rear, ceiling light points, peninsular breakfast bar with additional storage below, radiator, ceiling light points, open to dining room and archway through to:

Side Lobby
9'1 x 2'9 approx (2.77m x 0.84m approx)
UPVC double glazed door to the side, ceiling light point, radiator, laminate flooring and archway through to kitchen. Internal doors to the garage.

Dining Room
11'10 x 8'11 approx (3.61m x 2.72m approx)
Internal glazed doors to living room, ample dining space, open through to fitted kitchen, radiator, ceiling light points, sliding double glazed patio door to the rear landscaped garden.

Sitting Room/Office
14'8 x 9'9 approx (4.47m x 2.97m approx)
Sliding double glazed patio doors to the landscaped rear garden, wall mounted double radiator and ceiling light point.

First Floor Landing
Radiator, ceiling light point, UPVC double glazed window to the side, loft access hatch, panelled doors to:

Bedroom 1
11'11 x 9'5 approx (3.63m x 2.87m approx)
UPVC double glazed picture window to the front, radiator, ceiling light point.

Bedroom 2
11'11 x 10'11 approx (3.63m x 3.33m approx)
UPVC double glazed picture window to the rear, radiator, ceiling light point, coving.

Bedroom 3
9'6 x 8'4 approx (2.90m x 2.54m approx)
UPVC double glazed window to the front, ceiling light point, radiator.

Bedroom 4
10'11 x 8' approx (3.33m x 2.44m approx)
UPVC double glazed window to the rear, radiator, ceiling light point.

Bedroom 5
8'3 x 8'5 approx (2.51m x 2.57m approx)
UPVC double glazed window to the rear, radiator, ceiling light point, built-in wardrobes.

Bathroom
5'8 x 10'10 approx (1.73m x 3.30m approx)
UPVC double glazed window to the front, four piece suite comprising panelled bath with mixer shower attachment over, semi recessed vanity wash hand basin with storage cupboards below, low flush w.c., walk-in quadrant shower enclosure with mains fed shower above, tiled floor and walls, chrome heated towel rail.

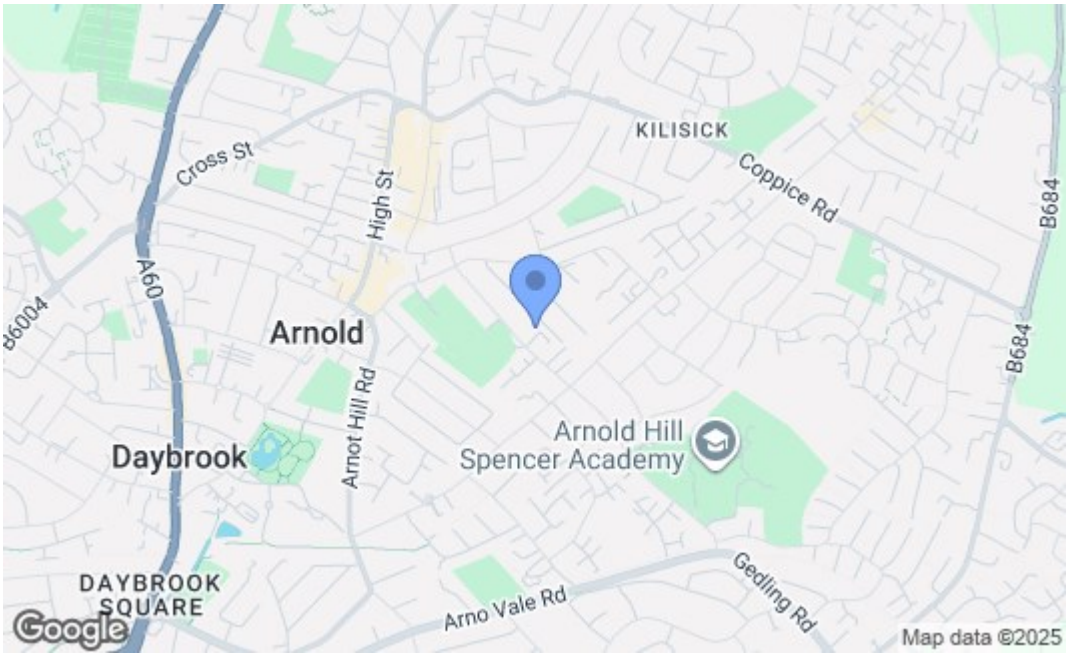
Outisde
The property sits at the head of a private cul-de-sac in a quiet corner position, having a spacious driveway to the front creating ample off road parking, low maintenance gravelled garden with fencing to the boundaries.

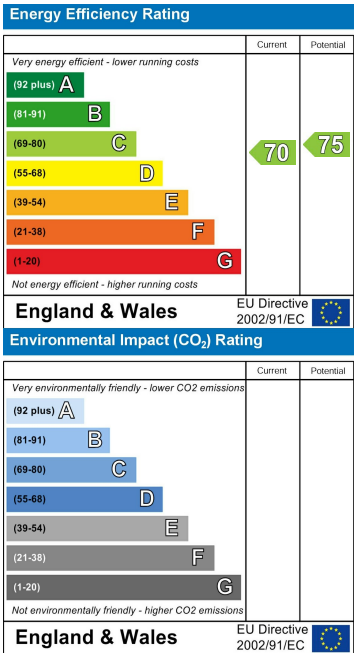
To the rear there is a landscaped garden with a raised decked area having covered seating, raised planters, artificial lawn with ease of maintenance, raised patio with light and power, fencing to the boundaries with mature trees providing ideal screening. Situated next to the allotments providing a neighbouring peaceful outlook to the side and rear elevations.

Integral Garage
15'8 x 8'7 approx (4.78m x 2.62m approx)
Currently used as additional storage space with wall light point, wall mounted Baxi combi boiler, light and power, controls for the solar panels.

Council Tax
Band D

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 16mbps Superfast 80mbps 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.

78 Front Street, Arnold, Nottinghamshire, NG5 7EJ
arnold@robertellis.co.uk
0115 648 5485