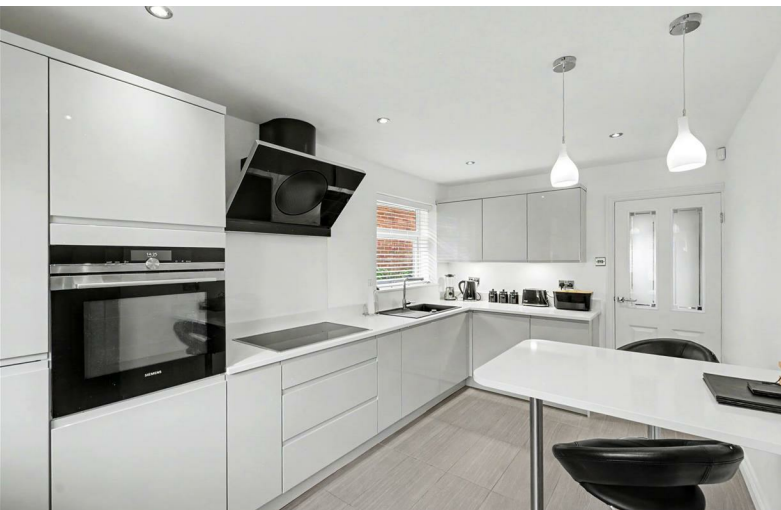




Saunby Close
Arnold, Nottingham NG5 7LA

£250,000 Freehold

STUNNING DETACHED TWO BEDROOM
BUNGALOW FOR SALE IN ARNOLD!



A beautifully presented two-bedroom detached bungalow occupying a pleasant cul-de-sac position in the highly desirable area of Arnold. Having been upgraded and maintained to an excellent standard throughout, this ready-to-move-into home offers stylish accommodation, generous outdoor space and convenient access to local amenities.

The accommodation comprises a welcoming entrance hallway providing access to all rooms and a useful boarded loft space with light, power and ladder access. The spacious lounge enjoys a bay-fronted window, allowing plenty of natural light to flood the room, whilst an electric fireplace creates an attractive focal point.

The contemporary kitchen is fitted with a range of modern wall and base units complemented by quality Silestone work surfaces. Integrated appliances include a Siemens dishwasher, Siemens combination microwave oven, CDA washing machine and fridge freezer, while a Bosch induction hob, breakfast bar and direct access to the rear garden make the space both practical and ideal for everyday living.

There are two well-proportioned bedrooms, both benefiting from fitted wardrobes. The principal bedroom overlooks the rear garden and features a built-in vanity unit, while the second bedroom offers flexibility as a guest room, home office or hobby room. Completing the accommodation is a modern shower room fitted with a mains-fed shower, vanity wash hand basin and designer radiator.

Outside, the property boasts a tiered slate frontage and a driveway providing off-road parking. To the rear, an enclosed garden enjoys a paved patio seating area, lawn, mature hedging, fenced boundaries and a useful garden shed. A particular highlight of the garden is that it is a wonderful sun trap, enjoying sunlight throughout the day from morning until evening.

Ideally positioned for local amenities, the property is within easy reach of Arnold town centre, offering a variety of shops, supermarkets, cafés and leisure facilities. Well-regarded schools, including Coppice Farm Primary School and Christ The King Catholic Voluntary Academy, are nearby, while regular bus services and excellent road links provide convenient access to Nottingham city centre and surrounding areas.



Entrance Hallway

Composite double glazed entrance door to the side elevation, wall mounted radiator, LVT flooring, access to the boarded loft with ladder, doors leading off to:

Loft

Loft ladder, boarded, light and power, housing the combination boiler.

Lounge

14'47 x 10'07 approx (4.27m x 3.23m approx)
UPVC double glazed bay window to the front elevation, wall mounted designer radiator, LVT flooring, electric fireplace.

Bedroom One

14'17 x 9'90 approx (4.27m x 2.74m approx)
UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator, recessed spotlights to the ceiling, built-in wardrobes with built-in vanity unit.

Bedroom Two

11'80 x 10'4 approx (3.35m x 3.15m approx)
UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator, recessed spotlights to the ceiling, built-in wardrobes.

Shower Room

UPVC double glazed window to the side elevation, quickstep waterproof laminate flooring, shower enclosure with mains fed shower over, UPVC splashback, WC, vanity wash hand basin with storage cupboards below and worksurface, designer stone wall mounted radiator, wall mounted illuminated mirror.

Kitchen

14'23 x 8'39 approx (4.27m x 2.44m approx)
A range of wall and base units with Silestone worksurfaces over, incorporating a sink and drainer unit with mixer tap, four ring Bosch induction hob with contemporary cooker hood above, integrated Siemens dishwasher, integrated CDA washing machine, integrated Siemens combination microwave oven, integrated fridge freezer, breakfast bar, vertical wall mounted designer radiator, recessed spotlights

to the ceiling, tiled flooring, UPVC double glazed windows to the side and rear elevations, UPVC double glazed door leading out to the rear garden.

Outside

Rear of Property

To the rear of the property there is an enclosed rear garden with paved patio area, steps leading to garden laid to lawn, shed, outdoor water tap, external weatherproof double power socket, hedging and fencing to the boundaries.

A real feature of this outdoor space is that it is a wonderful sun trap, enjoying sunlight throughout the day from morning until evening.

Front of Property

To the front of the property there is a driveway providing off the road parking extending to the side of the property giving access to the entrance door with three timer controlled soffit lights above, tiered front slate garden with steps leading to up to the front of the property.

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, Virgin

Broadband Speed: Standard 12mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

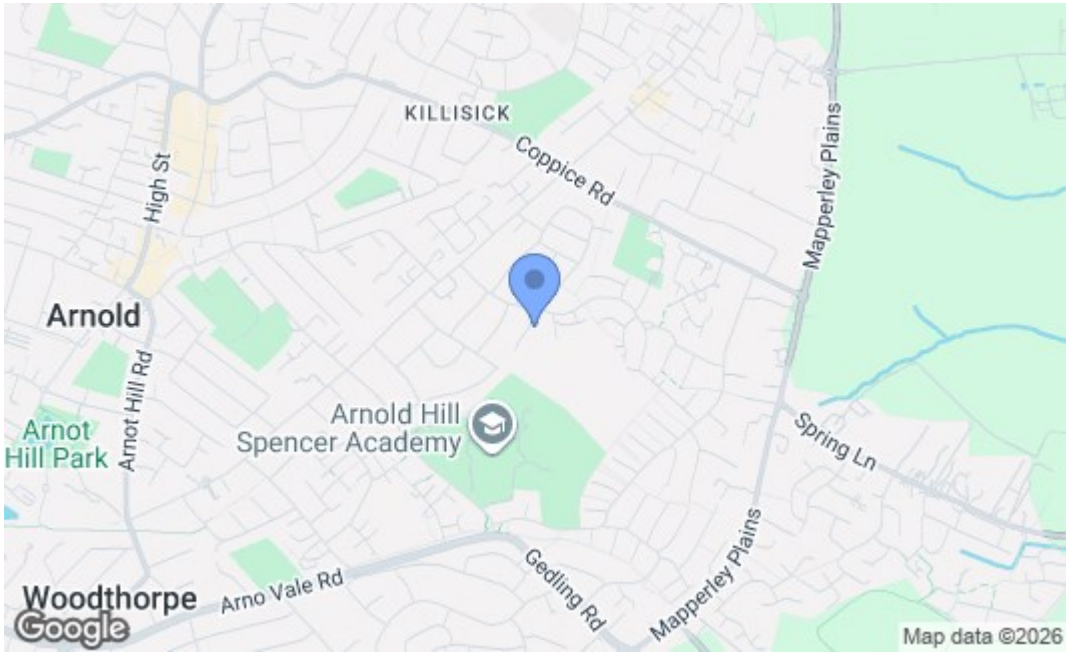
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





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