



Homefield Avenue,
Arnold, Nottingham
NG5 8FZ

£260,000 Freehold



A fantastic opportunity to acquire this three bedroom detached home, ideally situated within the popular residential area of Arnold. Offered to the market with no upward chain and being sold vacant, this property is perfect for buyers looking for a straightforward purchase with scope to add value.

The property opens via an entrance porch into a spacious lounge diner, featuring characterful exposed beams, a fireplace and sliding patio doors leading out to the rear garden, allowing for plenty of natural light. The dining area provides ample space for family dining and entertaining. The kitchen is generously sized and fitted with a range of wall and base units and a breakfast bar, along with access to the rear garden - offering excellent potential to reconfigure or modernise to suit individual tastes.

To the first floor are three well-proportioned bedrooms, including a generous principal bedroom and two further rooms. The family bathroom is fitted with a three-piece suite including a corner bath with shower over, offering a practical layout with scope for updating.

To the front, a driveway provides off-road parking and access to the garage. To the rear, there is an enclosed garden featuring a patio area, steps leading to lawned sections, and a variety of mature trees and shrubs, creating a private outdoor space with plenty of potential for landscaping.

Requiring modernisation throughout, this property offers excellent potential to be transformed into a superb family home, making it an ideal purchase for those seeking a project.

Early viewing is highly recommended to fully appreciate the space, location and opportunity on offer.



Entrance Porch

8'2" x 1'7" approx (2.5 x 0.5 approx)

UPVC double glazed leaded French doors to the front elevation leading into the porch, glazed wooden door leading into the lounge.

Lounge Diner

UPVC double glazed leaded window to the front elevation, three wall mounted radiators, fireplace, double glazed sliding patio doors to the rear elevation leading out to the garden, carpeted flooring, wooden beams to the ceiling, carpeted staircase leading to the first floor landing, internal glazed wooden door leading through to the kitchen.

Lounge Area

18'4" x 14'1" approx (5.6 x 4.3 approx)

Dining Area

9'10" x 11'9" approx (3.0 x 3.6 approx)

Kitchen

20'4" x 15'5" approx (6.2 x 4.7 approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, space and point for a fridge, space and point for a freezer, space and plumbing for a washing machine, integrated double oven, four ring gas hob with extractor hood over, tiled flooring, tiled splashbacks, breakfast bar providing ideal additional seating space, pantry, recessed spotlights to the ceiling, UPVC double glazed window to the rear elevation, UPVC double glazed door to the rear elevation.

First Floor Landing

Carpeted flooring, UPVC double glazed window to the side elevation, access to the loft, wooden beams to the ceiling, doors leading off to:

Bedroom One

12'5" x 11'5" approx (3.8 x 3.5 approx)

UPVC double glazed leaded window to the front elevation, wall mounted radiator, carpeted flooring.

Bedroom Two

9'10" x 11'5" approx (3.0 x 3.5 approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring, built-in storage.

Bedroom Three

7'2" x 8'2" approx (2.2 x 2.5 approx)

UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring, built-in storage.

Bathroom

10'9" x 8'2" approx (3.3 x 2.5 approx)

UPVC double glazed window to the rear elevation, a range of base units with worksurfaces over incorporating a handwash basin with mixer tap, WC, corner bath with shower attachment and mains fed shower over, extractor fan, tiling to the walls, wall mounted radiator, shaver point, recessed spotlights to the ceiling.

Outside

Front of Property

To the front of the property there is a driveway providing off the road parking, access to the garage, steps leading to the front entrance door, front garden with a range of mature plants and trees planted to the borders.

Garage

8'2" x 17'0" approx (2.5 x 5.2 approx)

Up and over door to the front elevation, light and power, access door to the rear.

Rear of Property

To the rear of the property there is an enclosed rear garden with patio area, steps leading to two lawned areas, sheds to the rear, a range of mature trees and shrubbery planted throughout, fencing and hedging to the boundaries, side access to the garage.

Agents Notes: Additional Information

Council Tax Band: C

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 7mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

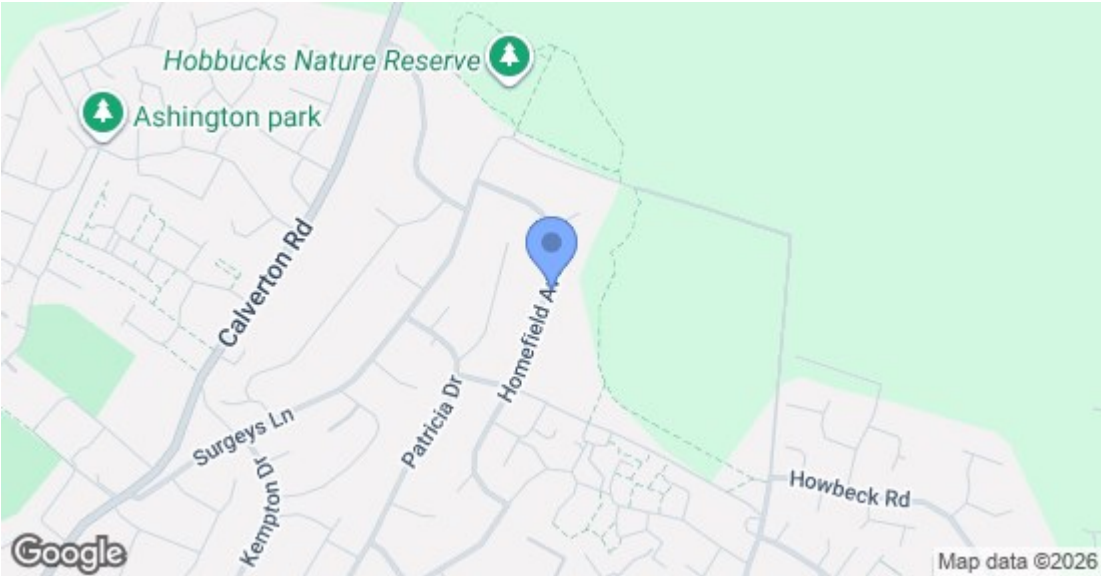
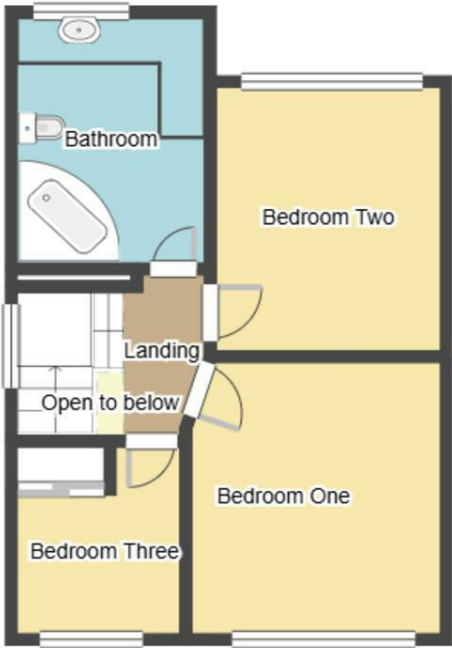
Flood Defences: No

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		
		73
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.