Robert Ellis

look no further...

Canonbie Close

Arnold, Nottingham NG5 8RA

STYLISH TWO-BEDROOM TERRACED HOME ON CANONBIE CLOSE, ARNOLD – A PERFECT BLEND OF COMFORT AND CONVENIENCE

Offers Over £190,000 Freehold

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Tucked away on the ever-popular Canonbie Close in Arnold, this beautifully presented two-bedroom terraced home offers a fantastic opportunity for first-time buyers, downsizers, or savvy investors alike. With spacious living areas, modern touches throughout, and excellent access to local amenities, this home is ready to move into and enjoy.

The property welcomes you with a useful entrance hall that leads into a generously sized lounge, tastefully decorated with a feature bay window and an elegant fireplace—perfect for relaxing evenings. To the rear of the property, you'll find a contemporary open-plan kitchen and dining area. Double doors open out onto the private rear garden, creating a seamless indoor-outdoor living space ideal for entertaining.

Outside, the property continues to impress with both front and rear gardens, off-road parking, and a detached private garage—secured and equipped with electricity—located just beyond the rear fence.

Upstairs, there are two double bedrooms, including a principal bedroom featuring two sets of built-in wardrobes, offering ample storage. The family bathroom is stylishly finished and, like the rest of the home, requires no further attention. The property also benefits from a useful loft space for additional storage or potential conversion (STPP).

Situated within walking distance of Arnold High Street, the home is perfectly placed for access to a range of shops, supermarkets, restaurants, and local schools. Excellent bus routes connect you easily to Nottingham city centre and beyond, while nearby countryside walks and green spaces provide the perfect escape for outdoor enthusiasts.

This is a fantastic opportunity to secure a well-presented home in a sought-after location. Early viewing is highly recommended.

Entrance Hallway
UPVC double glazed entrance door to the front elevation leading into the entrance hallway comprising carpeted flooring, storage cupboard for useful additional storage, wall mounted radiator, carpeted staircase leading to the first floor landing, door leading through to the lounge.

Lounge
16'10" x 13'5" approx (5.145 x 4.090 approx)
UPVC double glazed bay fronted window to the front elevation, carpeted flooring, coving to the ceiling, wall mounted radiator, door leading through to the kitchen diner.

Kitchen Diner
8'2" x 13'5" approx (2.508 x 4.103 approx)
UPVC double glazed French doors to the rear elevation leading out to the rear garden, UPVC double glazed window to the rear elevation, tiled flooring, tiled splashbacks, coving to the ceiling, wall mounted radiator, ample space for dining table, a range of wall and base units with worksurfaces over incorporating a 1 1/2 bowl sink and drainer unit with swan neck mixer tap over, space and plumbing for a washing machine, integrated oven with induction hob over and extractor hood above, space and point for freestanding fridge freezer.

First Floor Landing
Carpeted flooring, access to the loft, airing cupboard housing the boiler, doors leading off to:

Bedroom One
10'3" x 13'11" approx (3.125 x 4.267 approx)
UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator, built-in wardrobes providing ample additional storage space.

Bathroom
5'6" x 8'1" approx (1.682 x 2.488 approx)
Quadrant shower enclosure with mains fed shower over, handwash basin with separate hot and cold taps, WC, UPVC double glazed window to the rear elevation, chrome heated towel rail, tiling to the walls, linoleum flooring, recessed spotlights to the ceiling, extractor fan.

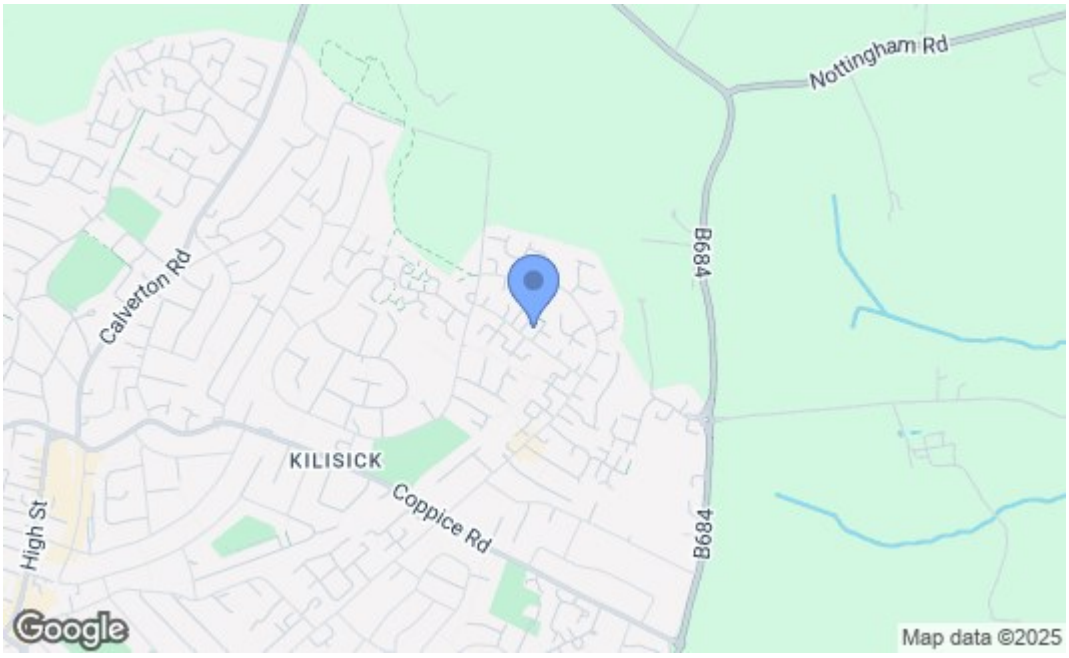
Bedroom Two
11'2" x 7'10" approx (3.405 x 2.390 approx)
Carpeted flooring, wall mounted radiator, UPVC double glazed window to the rear elevation.

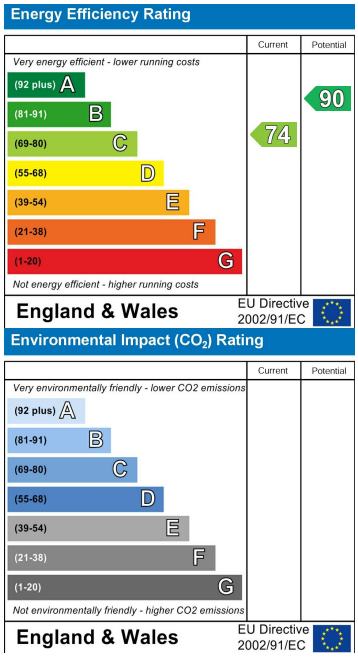
Front of Property
To the front of the property there is a garden laid to lawn with tree planted, pathway and steps leading to the front entrance door with gravelled space to the side.

Rear of Property
To the rear of the property there is an enclosed rear garden featuring paved patio area, gravelled flowerbeds either side with a range of mature plants and shrubbery planted throughout, outdoor water tap, external security lighting, pathway leading to the shed and rear secure gate giving access to the freestanding garage and parking space.

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

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 5mbps Ultrafast 1000mbps
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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