Robert Ellis

look no further...







SPACIOUS THREE BEDROOM TOWNHOUSE

Saxton Court
Arnold, Nottingham NG5 7ND

Asking Price £239,950 Freehold

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A spacious and well-maintained three-bedroom townhouse, offered in true move-in ready condition, ideally positioned within the highly sought-after and peaceful cul-de-sac of Saxton Court, NG5. This attractive fully uPVC property offers flexible accommodation set across three floors, making it perfectly suited to modern family living, first-time buyers, or professionals seeking both space and convenience.

Upon entering the property, the ground floor provides a highly versatile layout. There is an integrated garage offering secure parking or additional storage, alongside a generously sized double bedroom which could also be used as a home office, guest room, or second reception space. This level further benefits from a convenient W/C, a well-equipped utility room complete with sink and extra storage solutions, as well as additional built-in storage throughout. From the rear, there is direct access to a private enclosed garden, ideal for relaxing, entertaining, or family use, with the added benefit of rear access for practicality.

The first floor serves as the main living space and is both bright and welcoming. A spacious lounge is positioned to the front of the property, featuring a large double window that allows an abundance of natural light to fill the room, creating a warm and inviting atmosphere. To the rear, double glass doors open into a well-appointed kitchen/diner, fitted with a range of integrated appliances and ample worktop and cupboard space. This layout provides an excellent environment for both everyday living and hosting guests.

On the second floor, the property continues to impress with two further well-proportioned double bedrooms. The principal bedroom benefits from its own private ensuite, while a modern family bathroom serves the additional bedroom, both finished to a good standard.

Externally, the property offers off-road parking in addition to the integrated garage, and is situated within a quiet residential setting that is particularly popular with families. The cul-de-sac location ensures minimal traffic and a sense of privacy, while still being conveniently close to a range of local amenities, well-regarded schools, and nearby parks and green spaces.

This is a fantastic opportunity to acquire a well-balanced home in a desirable location, offering space, flexibility, and comfort throughout.





Entrance Hallway
Composite entrance door to the front elevation, laminate flooring, wall mounted radiator, carpeted staircase leading to the first floor landing, under stairs storage cupboard, doors leading off to:

WC
3'2" x 5'9" approx (0.98 x 1.76 approx)
WC, wall mounted radiator, handwash basin, tiled splashbacks, carpeted flooring, extractor fan.

Snug
9'3" x 9'3" approx (2.84 x 2.83 approx)
UPVC double glazed window to the rear elevation, wall mounted radiator.

Utility Room
6'0" x 8'9" approx (1.85 x 2.69 approx)
UPVC double glazed window to the rear elevation, UPVC double glazed door to the rear elevation, a range of base units with worksurfaces over incorporating a stainless steel sink and drainer unit with mixer tap over, space and plumbing for a washing machine, tiled splashbacks, tiled flooring, wall mounted radiator.

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

First Floor Landing
UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator, carpeted staircase leading to the second floor landing, doors leading off to:

Lounge
11'6" x 16'5" approx (3.51 x 5.01 approx)
Two UPVC double glazed windows to the rear elevation, carpeted flooring, wall mounted radiator, glazed French doors leading through to the kitchen diner.

Kitchen Diner
14'11" x 9'6" approx (4.56 x 2.92 approx)
A range of matching wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, oven with four ring gas hob over and extractor fan over, tiled splashbacks, UPVC double glazed window to the front elevation, integrated fridge freezer, ample space for a dining table, tiled flooring, internal glazed French doors leading through to the lounge, wall mounted radiator, recessed spotlights to the ceiling.

Second Floor Landing
Carpeted flooring, airing cupboard, doors leading off to:

Bathroom
5'4" x 6'8" approx (1.64 x 2.04 approx)
Velux window, linoleum flooring, tiled splashbacks, panelled bath with shower over, WC, handwash basin, wall mounted radiator, shaver point.

Bedroom One
10'3" x 12'8" approx (3.14 x 3.87 approx)
UPVC double glazed window to the front elevation, velux window, carpeted flooring, wall mounted radiator, built-in wardrobes, door leading through to the en-suite.

En-Suite
9'4" x 4'9" approx (2.85 x 1.45 approx)
Tiled flooring, tiled splashbacks, chrome heated towel rail, handwash basin, WC, recessed spotlights to the ceiling, extractor fan, shower enclosure with mains fed shower over.

Bedroom Two
9'4" x 7'4" approx (2.85 x 2.24 approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring, access to the loft.

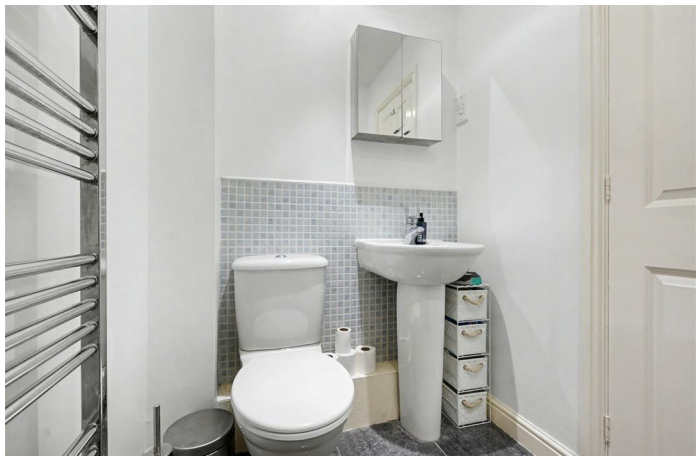
Outside

Front of Property
To the front of the property there is a driveway providing off the road parking and access to the garage.

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

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

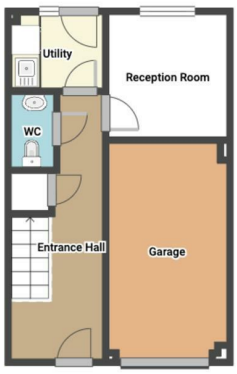


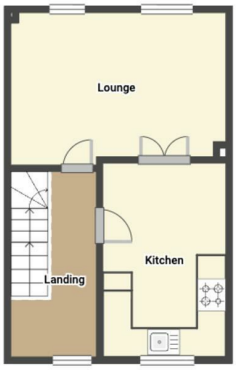




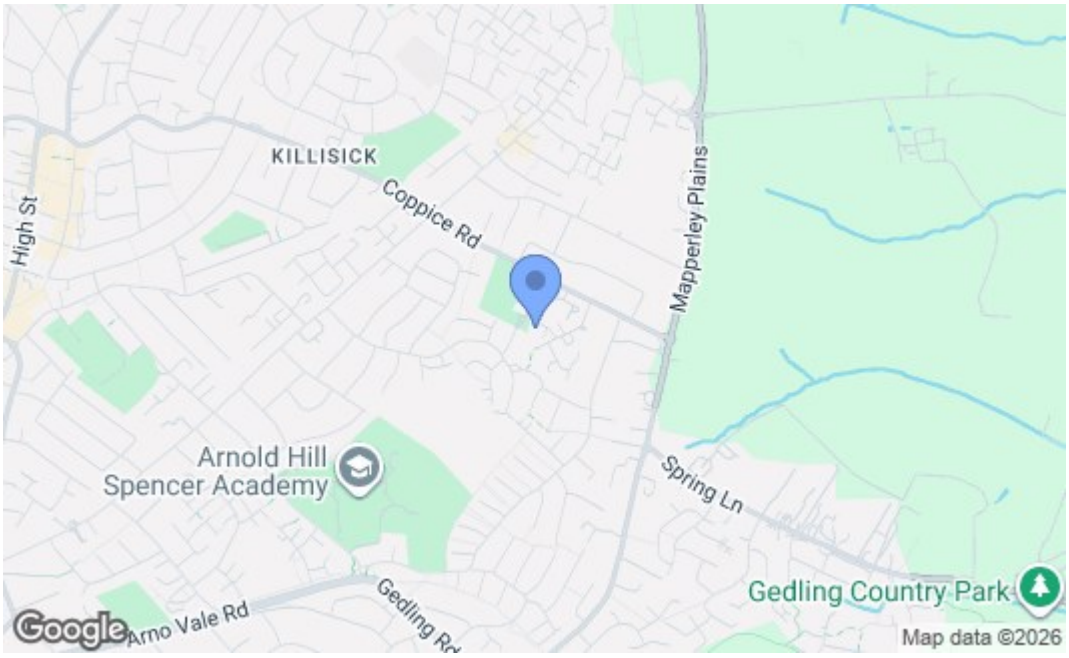


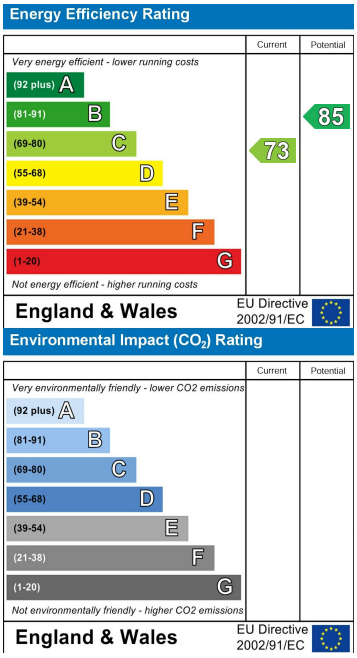












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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