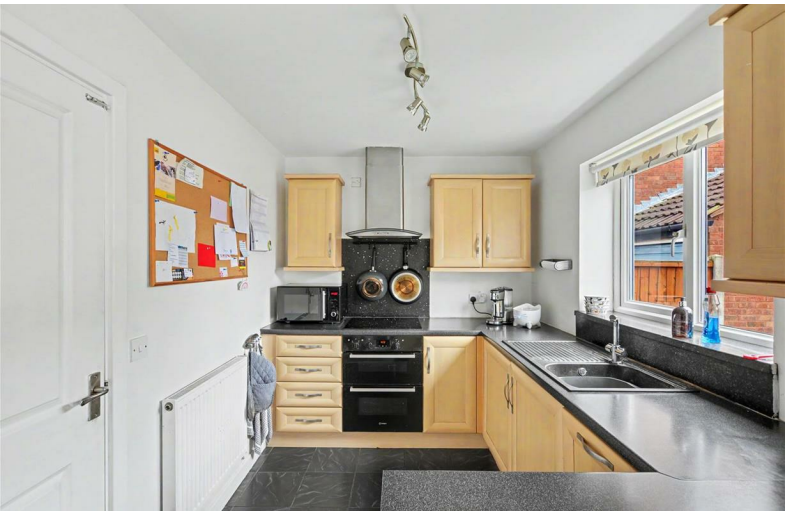
Robert Ellis

look no further. . .



A WELL PRESENTED FAMILY HOME FOR SALE!

Oulton Close
Arnold, Nottingham NG5 6SW

Guide Price £270,000 Freehold

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*** GUIDE PRICE £270,000 - £280,000 ***

This well presented presented three/four-bedroom detached residence offers a superb combination of space, flexibility, and modern family living. Ready to move straight into, the property has been thoughtfully updated to suit a range of lifestyles.

Situated in a highly sought-after location, the home is within close proximity to well-regarded schools, local amenities, and Arnold Town Centre, making it an excellent choice for families and commuters alike.

The ground floor features a bright and spacious open-plan living, dining, and kitchen area, complete with a range of integrated appliances—ideal for both everyday living and entertaining. A key highlight is the converted garage, now providing a versatile additional room that can be used as a fourth bedroom, home office, or playroom with loft space above. This is further enhanced by a separate utility room, adding valuable practicality.

Upstairs, there are three well-proportioned bedrooms, including a generous principal bedroom benefiting from its own en-suite, along with a modern family bathroom.

Externally, the property benefits from a driveway to the front, offering ample off-road parking for multiple vehicles. To the rear, a private and enclosed garden provides a perfect space for relaxing, entertaining, or family life.

Entrance Hallway
Composite entrance door leading into the entrance hallway comprising vinyl herringbone flooring, wall mounted radiator, carpeted staircase leading to the first floor landing, doors leading off to:

WC
5'56 x 3'10 approx (1.52m x 1.17m approx)
UPVC double glazed window, vinyl herringbone flooring, handwash basin with tiled splashbacks, WC, wall mounted radiator.

Open Plan Living Kitchen Diner
25'75 x 19'40 approx (7.62m x 5.79m approx)

Kitchen Area
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, integrated oven with induction hob over and extractor fan over, tiled flooring, UPVC double glazed window, wall mounted radiator.

Living Dining Area
UPVC double glazed window, UPVC double glazed French doors leading out to the rear garden, vinyl herringbone flooring, wall mounted radiators, ample space for a dining table, opening through to the kitchen, door leading through to the office.

Office/Bedroom Four
10'83 x 6'95 approx (3.05m x 1.83m approx)
UPVC double glazed window, wall mounted vertical radiator, laminate flooring, access to loft space.

Utility Room
4'69 x 6'38 approx (1.22m x 1.83m approx)
Wall mounted BAXI combination boiler (2 years old), space and point for a fridge freezer, space and point for a tumble dryer, UPVC double glazed door leading out to the garden.

First Floor Landing
UPVC double glazed window, carpeted flooring, access to the loft, doors leading off to:

Bedroom One
15'98 x 10'38 approx (4.57m x 3.05m approx)
UPVC double glazed window, carpeted flooring, wall mounted radiator, door leading through to the en-suite.

En-Suite
UPVC double glazed window, tiling to the walls, laminate flooring, WC, handwash basin with mixer tap over, shower enclosure with mains fed shower over, extractor fan, wall mounted radiator.

Bedroom Two
8'15 x 9'95 approx (2.44m x 2.74m approx)
UPVC double glazed window, carpeted flooring, wall mounted radiator.

Bedroom Three
7'18 x 8'69 approx (2.13m x 2.44m approx)
UPVC double glazed window, carpeted flooring, wall mounted radiator.

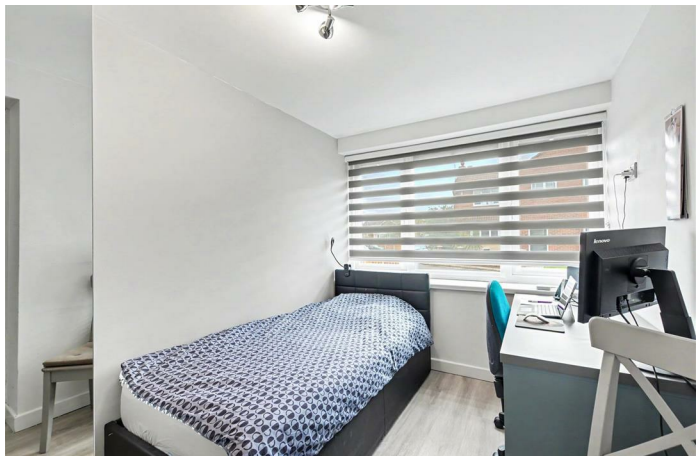
Bathroom
UPVC double glazed window, panelled bath with shower attachment over, WC, handwash basin with separate hot and cold taps, tiled splashbacks, extractor fan, wall mounted radiator, linoleum flooring.

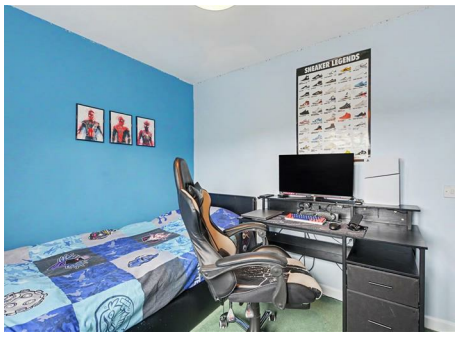
Outside

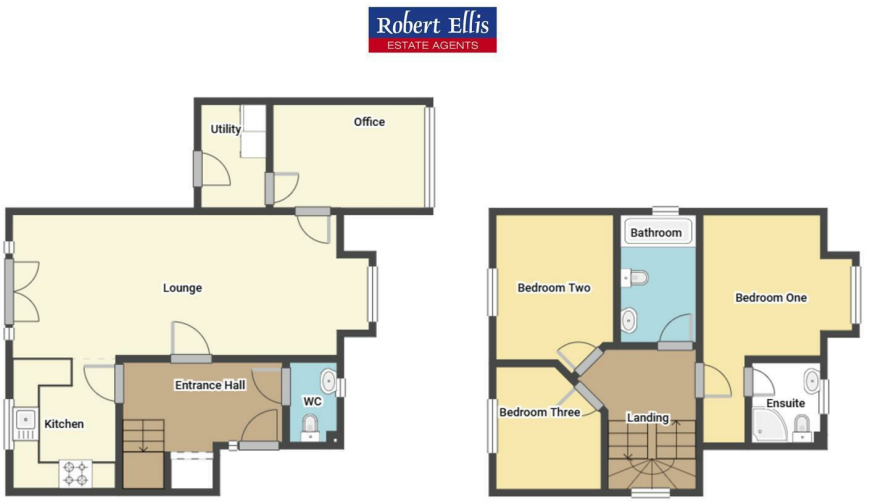
Front of Property
To the front of the property there is a driveway providing off the road parking, pathway leading to the front entrance door, gated access to the rear of the property.

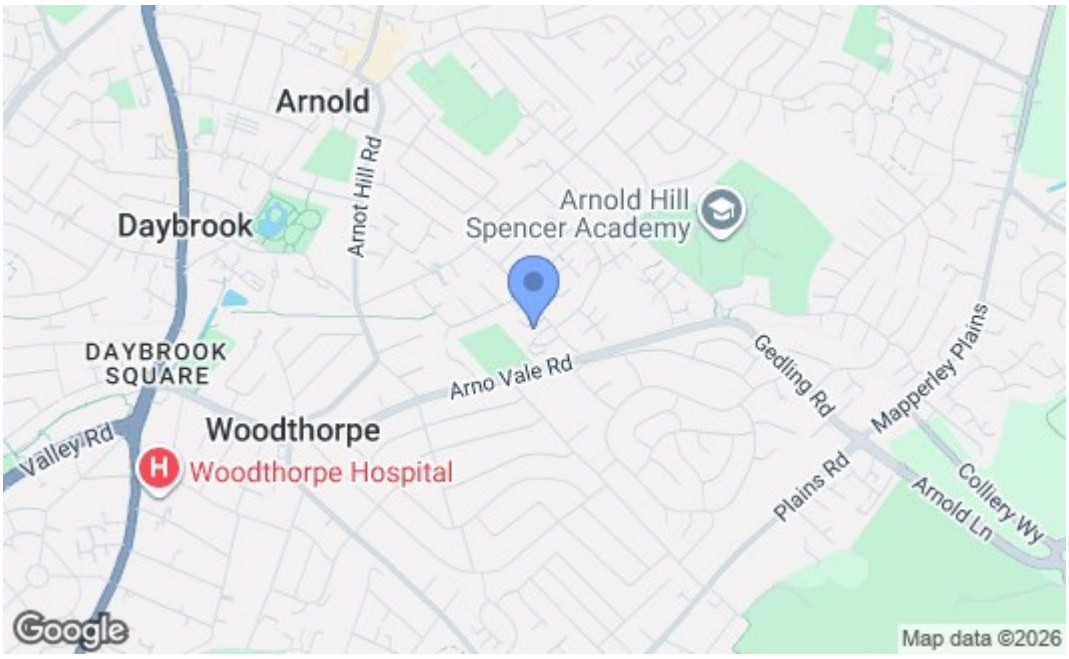
Rear of Property
To the rear of the property there is an enclosed rear garden with paved patio area, lawned area, flowerbeds with a range of plants and shrubbery planted to the borders, fencing to the boundaries, gated access to the front of the property.

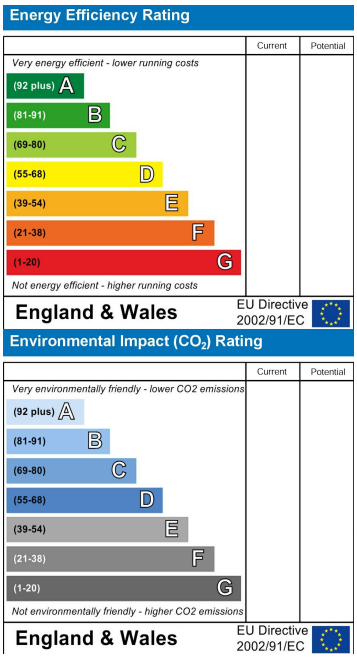
Agents Notes: Additional Information
Council Tax Band: C
Local Authority: Gedling
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 15mbps Ultrafast 1800mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
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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