



**Bestwood Park View**  
**Arnold, Nottingham NG5 8GY**

**Guide Price £285,000 Freehold**

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\*\*GUIDE PRICE £285,000 - £295,000\*\* FAMILY HOME WITH STUNNING VIEWS\*\* MUST VIEW\*\*

Robert Ellis Estate Agents are delighted to bring to the market this IMMACULATE CONDITION THREE BEDROOM, SEMI-DETACHED SITUATED IN ARNOLD, NOTTINGHAM.

The property is a stone's throw away from Arnold town centre accommodating local amenities, shops and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City centre and surrounding villages/towns. You have Redhill Academy and Richard Bonington Primary & Nursery within the area, making it ideal for families.

Upon entry, you are welcomed into the open plan kitchen / dining room with refitted units, the hallway leads off to lounge with a large bay front window. Stairs off the hallway lead to the first floor landing providing access to the first double bedroom, second double bedroom, third bedroom, refitted family bathroom with modern 4 piece suite and a further staircase leading into the large loft room with windows to the front and rear.

To the front of the property there is a large driveway providing off the road parking. To the rear there is a large enclosed rear garden, mostly laid to lawn with ample space for outdoor dining and entertaining.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE, LOCATION and STANDARD OF THIS HOME - Contact the office on 0115 648 5485 now!



## Front of Property

To the front of the property there is a large driveway providing off the road parking. Patio area with shrubbery. Fencing surrounding. Gated access to the the rear of property.

## Dining Room

11'1" x 19'10" approx (3.40 x 6.07 approx)

Double glazed French doors to the front elevation. Laminate flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Internal door leading into Hallway. Open through to Kitchen

## Kitchen

7'0" x 14'1" approx (2.14 x 4.31 approx)

Double glazed window to the front elevation. Laminate flooring. Wall mounted radiator. Ceiling light point. Range of wall base and drawers units incorporating laminate worksurfaces above. Stainless steel double sink and drainer unit with dual heat tap above. Integrated eye level oven. Stainless steel 5 ring gas hob with extractor unit above. Integrated fridge and freezer. Space and plumbing for automatic washing machine. Space and plumbing for a freestanding dishwasher

## Hallway

Laminate flooring. Wall mounted radiator. Ceiling light point. Built-in under the stairs storage cupboard. Carpeted staircase to First Floor Landing. Internal doors leading into Lounge and Dining Room. Double glazed French doors leading to the enclosed rear garden

## Lounge

12'11" x 12'11" approx (3.94 x 3.96 approx)

Double glazed bay window to the rear elevation. Laminate flooring. Wall mounted radiator. Recessed spotlights to ceiling. Coving to the ceiling

## First Floor Landing

Carpeted flooring. Recessed spotlights to ceiling. Built-in storage cupboard. Internal doors leading into Bedroom 1, 2, 3 and Family Bathroom. Carpeted staircase to Loft Room

## Bedroom 1

11'3" x 19'2" approx (3.45 x 5.85 approx)

Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Recessed spotlights to ceiling.

## Bedroom 2

11'5" x 11'5" approx (3.50 x 3.48 approx)

Double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling

## Bedroom 3

9'7" x 7'6" approx (2.93 x 2.30 approx)

Double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling

## Family Bathroom

12'2" x 7'10" approx (3.72 x 2.39 approx)

Double glazed window to the front elevation. Linoleum flooring. Tile effect cladding sheets to walls. Heated towel rail. Recessed spotlights to ceiling. Modern 4 piece suite comprising of a walk-in double shower enclosure with electric shower above, bath with dual heat tap, vanity wash double hand basins with dual heat taps and storage cupboards below and a low level flush WC

## Loft Room

23'11" x 18'5" approx (7.31 x 5.62 approx)

Velux roof window to the rear elevation. Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Recessed spotlights to ceiling. Storage to the eaves

## Rear of Property

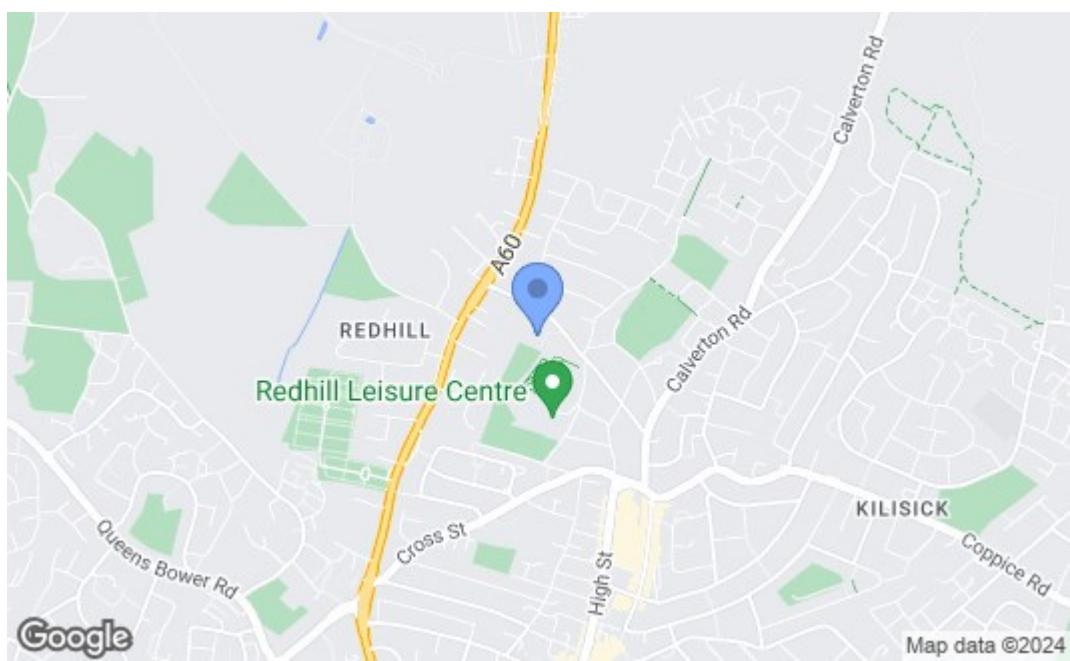
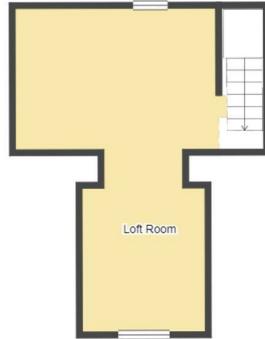
To the rear of the property there is an enclosed rear garden with a patio area with laid to lawn garden. Shrubbery and trees planted to the borders. Hedging and fencing surrounding

## Council Tax

Local Authority Gedling

Council Tax band B





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.