



Norbett Road,  
Arnold, Nottingham  
NG5 8EA

**£220,000 Freehold**

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\*\* IDEAL FIRST TIME BUYER \*\*

Robert Ellis Estate Agents are delighted to offer to the market this IMMACULATE TWO BEDROOM, SEMI DETACHED HOME SITUATED IN THE HEART OF 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 Bonnington Primary & Nursery within the area, making it ideal for families.

Upon entry, you are welcomed into the hallway which leads to the lounge. Off the lounge is the Open plan extended kitchen diner with fitted units and under stair storage cupboard, Ground floor W/C and Garden room to the rear overlooking the landscaped rear. The rear garden has been landscaped with a raised decked area, raised vegetable beds, patio area, courtyard area and detached garage with light and power.

Stairs lead to landing, first double bedroom, second bedroom and family bathroom with three piece suite.

To the front of the property is a low maintenance garden with a driveway for parking. A viewing is HIGHLY RECOMMENDED to appreciate the SIZE, LOCATION and SPECIFICATION of this property- Contact the office on 0115 648 5485 before it is too late!



## Entrance Lobby

With a UPVC double glazed entrance to the front elevation, wall mounted radiator, staircase leading to the first floor landing, ceiling light point with internal glazed door leading through to the living room.

## Living Room

12'6 x 11'05 (3.81m x 3.48m)

With UPVC double glazed picture window to the front elevation, wall mounted radiator, ceiling light point, coving to the ceiling, feature decorative fireplace incorporating wooden surround, tiled hearth and surround, internal glazed door leading through to open plan modern dining/kitchen.

## Dining/Kitchen

17'05 x 16'03 (5.31m x 4.95m)

This extended open plan living/dining/kitchen benefits from having a range of matching contemporary wall and base units with roll edged worksurface over, sink with modern swan neck mixer tap above, integrated oven with five ring gas hob built in over, feature glass stainless steel extractor above, tiled splashbacks, feature vertical radiator, ceiling light points, double glazed windows to the rear elevation with glazed access door leading to garden room, picture rail, under stairs storage providing useful additional storage space with ample dining and office space subject to buyers needs and requirements, panelled door leading to ground floor WC.

Kitchen Zone: 11'11 x 7'07

Dining Area: 15'06 x 7'08

## WC

3'3 x 9'0 (0.99m x 2.74m)

Low level flush WC, vanity wash hand basin, UPVC double glazed window to the side elevation, tiling to the floor, tiled splashbacks, wall light point, feature vertical radiator, wall mounted Vaillant gas central heating combination boiler providing hot water and central heating to the property, built in storage cabinet below, double glazed window looking out to garden room.

## Garden Room

14'07 x 7'10 (4.45m x 2.39m)

With sliding patio doors leading out to the raised and landscaped garden at the rear, tiling to the floor, television point and aerial point. Offering picturesque views over Arnold.

## Outside Rear

To the rear of the property there is a landscaped garden



incorporating a raised decked area with further storage below, paved patio laid to lawn with gazebo area, raised flower beds, fencing to the boundaries creating ideal screening. There is an additional courtyard style garden to the side of the property which catches the morning sun. Concrete sectional garage with light and power offering additional storage space making an ideal garage, storage or workshop subject to the buyers needs and requirements.q

## First Floor Landing

UPVC double glazed window to the side elevation, loft access hatch, ceiling light point, panelled doors leading off to:

## Family Bathroom

7'02 x 6'06 (2.18m x 1.98m)

UPVC double glazed window to the rear elevation, three piece suite comprising panelled bath with mains fed shower over, vanity wash hand basin, low level flush WC tiled splashbacks, chrome heated towel rail, ceiling light point.

## Bedroom Two

9'03 x 7'10 (2.82m x 2.39m)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, built in storage cupboard providing additional storage space.

## Bedroom One

12'07 x 9'07 (3.84m x 2.92m)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, coving to the ceiling, built in wardrobes with mirrored doors providing additional storage space.

## Outside Front

With a driveway providing off the road vehicle hardstanding, pathway leading to the front entrance door, a beautiful rockery style garden with shrubs planted to the borders and wall to the boundary.

Viewing comes highly recommended to fully appreciate this extended modern semi-detached property, contact the office to make your appointment to view today.





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		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.