

**Galway Road
Arnold, Nottingham NG5 7AY**

**MUST VIEW! A WELL PRESENTED THREE
BEDROOM FAMILY HOME!**

Asking Price £240,000 Freehold



**** DO NOT MISS OUT! ****

A fantastic family home that combines modern living with warmth and character, this beautifully presented three-bedroom semi-detached property is ready to move straight into.

The ground floor offers a stylish lounge featuring a log burner, a well-equipped kitchen with dining space, and a spacious conservatory ideal for family living and entertaining, along with a contemporary ground floor bathroom. Upstairs, there are three excellent-sized bedrooms, including a main bedroom with an en-suite!

Outside, the home truly shines with a beautifully landscaped rear garden, perfect for children, entertaining, or relaxing.

Ideally located within walking distance of Arnold town centre, well-regarded schools, local shops, and excellent bus links. A superb opportunity for families or first-time buyers alike. An early viewing is essential to fully appreciate everything this home has to offer. Contact the office today to arrange your viewing.



Lounge

9'59 × 17'38 approx (2.74m × 5.18m approx)

UPVC double glazed door to the front elevation leading into the lounge comprising UPVC double glazed window to the front elevation, laminate flooring, carpeted staircase leading to the first floor landing, under stairs storage cupboard, wooden panelling, coving to the ceiling, log burner fire, wall mounted radiator, opening leading through to the inner hallway.

Inner Hallway

Giving access to the kitchen and bathroom.

Bathroom

5'42 × 9'30 approx (1.52m × 2.74m approx)

Tiled flooring, vanity wash hand basin with mixer tap, UPVC double glazed window to the side elevation, WC, freestanding bath with mixer tap and shower attachment, recessed spotlights to the ceiling, heated towel rail.

Kitchen

10'97 × 7'67 approx (3.05m × 2.13m approx)

A range of wall and base units with worksurfaces over incorporating a sink with mixer tap over, space and plumbing for a slimline dishwasher, space and plumbing for a washing machine, integrated oven with four ring gas hob over and extractor hood above, space and plumbing for an undercounter fridge/wine cooler, space and point for a fridge freezer, UPVC double glazed window to the rear elevation, vinyl flooring, tiled splashbacks, wall mounted radiator, UPVC double glazed French doors leading through to the conservatory.

Conservatory

13'23 × 9'83 approx (3.96m × 2.74m approx)

Tiled flooring, UPVC double glazed windows surrounding, UPVC double glazed French doors leading out to the rear garden, wall mounted radiator, wall light point.

First Floor Landing

UPVC double glazed window to the side elevation, carpeted flooring, access to the loft, doors leading off to:

Bedroom One

9'58 × 11'39 approx (2.74m × 3.35m approx)

UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator, recessed spotlights to the ceiling, door to the en-suite shower room.

En-Suite Shower Room

Tiling to the walls, tiling to the floor, walk-in shower enclosure with mains fed rainwater shower over with separate shower attachment, vanity handwash basin with mixer tap and storage below, WC.

Bedroom Two

9'38 × 9'82 approx (2.74m × 2.74m approx)

UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator, wooden panelling.

Bedroom Three

6'96 × 7'66 approx (1.83m × 2.13m approx)

UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator.

Outside

Front of Property

To the front of the property there is a block paved pathway leading to the front entrance door, side gated access to the rear of the property, lawned front garden with fencing to the boundaries.

Rear of Property

To the rear of the property is an enclosed garden featuring a patio area, lawned garden, and a decked area to the rear. The garden benefits from side access to the front of the property, outdoor power, and a shed with an external TV rack. Additional features include a water feature, fencing to the boundaries, and a range of conifers planted along the borders.

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 16mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

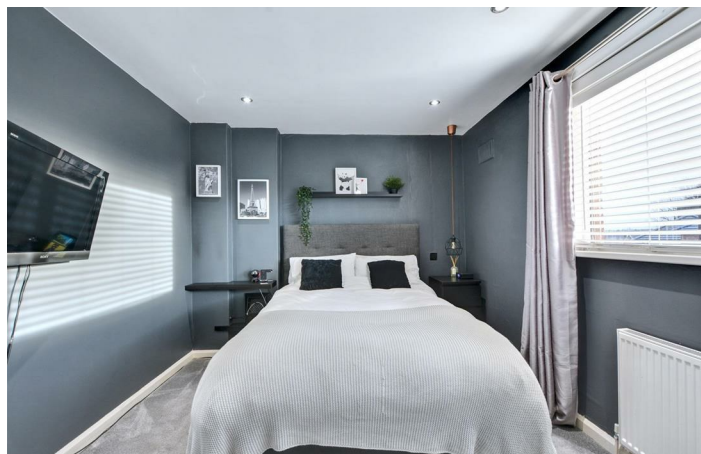
Flood Risk: No flooding in the past 5 years

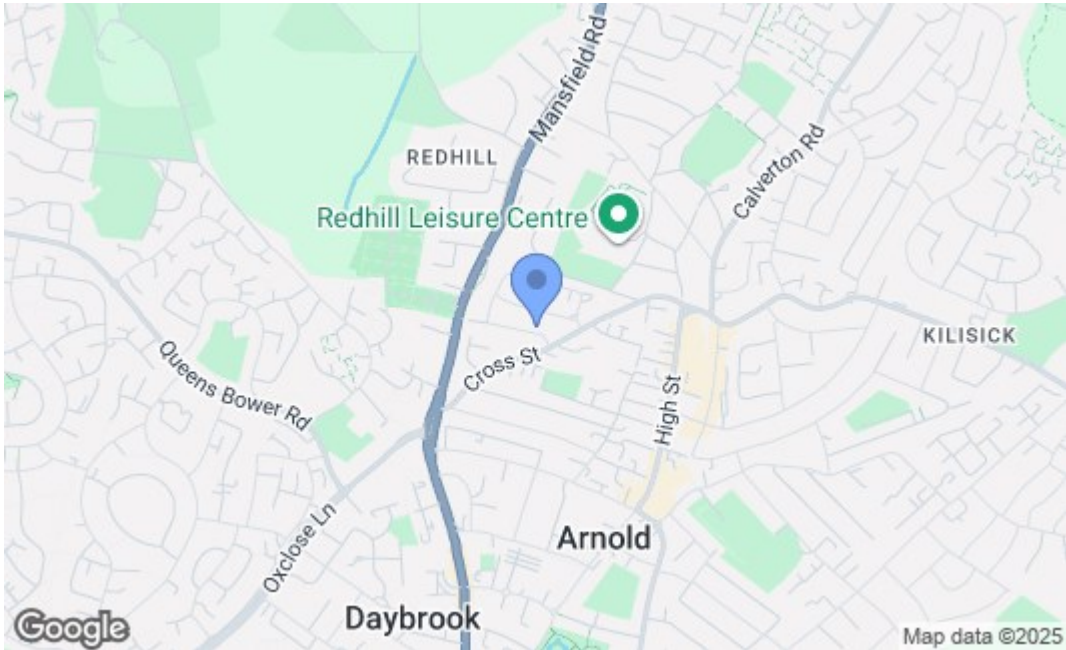
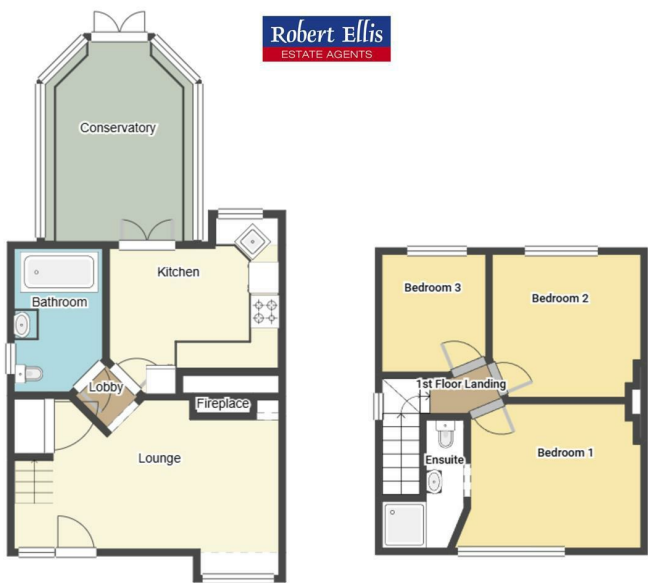
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.