



Norbett Road,
Arnold, Nottingham
NG5 8EA

£250,000 Freehold

0115 648 5485



/robertellisestateagent



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** IDEAL FAMILY PROPERTY **

Robert Ellis Estate Agents are delighted to offer to the market this EXTENDED FOUR 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 Bonington Primary & Nursery within the area, making it ideal for families.

Upon entry, you are welcomed into the porch that leads into the inner entrance hallway which leads to the bay fronted lounge. Off the lounge is the Open plan extended kitchen diner with fitted units and under stair storage cupboard, Garden room to the rear elevation. Off the dining room is the Utility room and Ground floor W/C. The rear garden is a great size with shrubs and trees planted on the borders along with several sitting areas.

The stairs led to the landing, first double bedroom, second bedroom, third and fourth bedrooms and the family bathroom with three-piece suite.

At 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

3'11 x 2'3 approx (1.19m x 0.69m approx)

UPVC double glazed door to the front elevation. Double glazed windows either side. Wooden parquet flooring. Access into Entrance Hallway

Entrance Hallway

3'2 x 4'1 approx (0.97m x 1.24m approx)

Glazed entrance door to the front elevation. Carpeted flooring. Wall mounted radiator. Wall light point. Staircase to first floor landing. Internal glazed door leading into Lounge.

Lounge

12'3 x 12'6 approx (3.73m x 3.81m approx)

UPVC double glazed sectional bay window to the front elevation. Wooden flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Open decorative fireplace with slate hearth. Glazed access door leading into Kitchen

Kitchen

8'4 x 15'9 approx (2.54m x 4.80m approx)

Windows to the rear elevation. Glazed door leading through to Conservatory. Ceiling light points. Range of matching wall and base units incorporating laminate work surfaces over. 1.5 bowl stainless steel sink and drainer unit with dual heat swan neck mixer tap above. Space and point for freestanding oven. Extractor unit. Space and point for freestanding undercounter fridge and freezer. Under the stairs storage cupboard with matching cabinet housing gas central heating Worcester Bosch boiler. Archway leading through to extended Dining Room.

Dining Room

9'10" x 12'6 approx (3.00m x 3.81m approx)

Double glazed French Doors with fixed panels either side leading to the enclosed landscaped rear garden. Laminate flooring. Wall mounted radiator. Ceiling light point. Internal panel door leading through to Utility Room

Utility Room

6' x 5'4 approx (1.83m x 1.63m approx)

UPVC double glazed window to the front elevation. Laminate flooring. Ceiling light point. Range of matching wall and base units incorporating laminate work surfaces. Stainless steel sink and drainer unit with hot and cold taps above. Tiled splashbacks. Space and point for automatic washing machine. Space and point for freestanding tumble dryer. Panelled door leading to Ground Floor W/C.

Ground Floor W/C

3'10 x 5'10 m (1.17m x 1.78m m)

UPVC double glazed window to the front elevation. Linoleum flooring. Ceiling light point. Low level flush W/C. Pedestal wash hand basin with hot and cold taps. Tiled splash back. Built-in storage cabinet. Extractor unit.

Conservatory

11' x 9'10 approx (3.35m x 3.00m approx)

UPVC double glazed windows to side and rear elevations. UPVC double glazed door leading to enclosed landscaped rear garden. Laminate flooring. Wall light points. Light & Power.

First Floor Landing

Carpeted flooring. Ceiling light point. Panelled access doors leading into Bedrooms 1, 2, 3, 4 and Family Bathroom. Loft access hatch.

Bedroom 1

9'6 x 13'05 approx (2.90m x 4.09m approx)

UPVC double glazed window to front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in wardrobes with sliding doors providing additional storage space.

Bedroom 2

9'8 x 8'9 approx (2.95m x 2.67m approx)

UPVC double glazed window to front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point.

Bedroom 3

9'10 x 7'11 approx (3.00m x 2.41m approx)

UPVC double glazed windows to side and rear elevations. Carpeted flooring. Wall mounted radiator. Ceiling light point.

Bedroom 4

9'09 x 9'3 approx (2.97m x 2.82m approx)

UPVC double glazed window to rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point.

Family Bathroom

UPVC double glazed window to the rear elevation. Linoleum flooring. Wall mounted radiator. Ceiling light point. Three piece suite comprising of a panel bath with electric Mira shower above, vanity wash hand basin with hot and cold taps and a low level flush W/C.

Front of Property

Double driveway providing plot of vehicle hardstanding. Stone wall to the front elevation. Fencing to the side elevations. Gate providing access to the rear garden.

Rear of Property

Large rear enclosed garden with a laid to lawn area and paved patio area. Fencing and hedges to the boundaries. Potential to further extend subject to buyers needs and requirements with relevant planning permission.

Council Tax

Local Authority: Gedling

Council Tax band: B

Agents Notes: Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 15mbps Ultrafast 1000mbps

Phone Signal – 02, EE

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defences – No

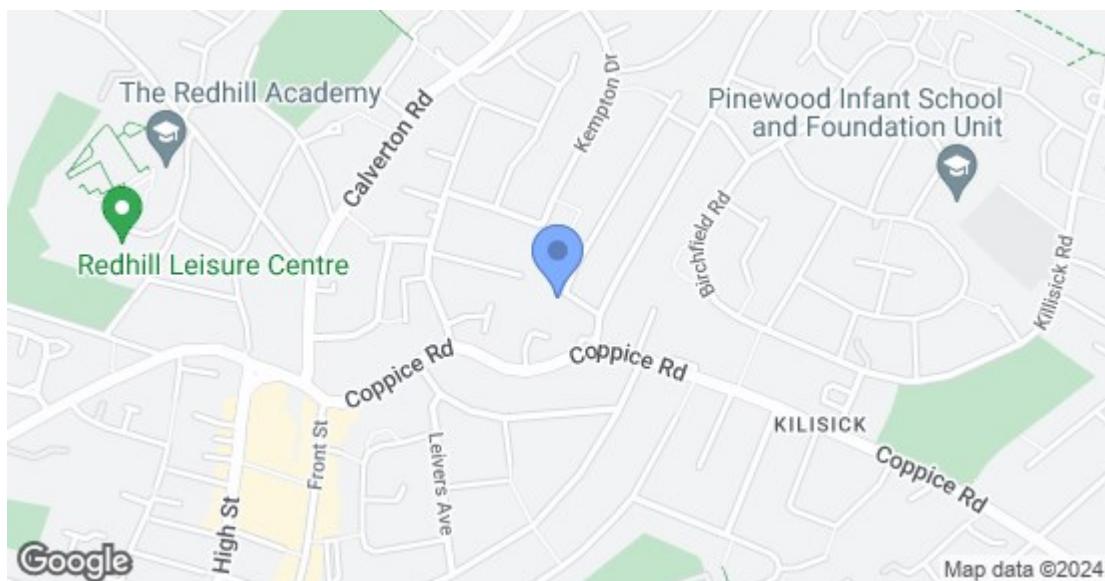
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	84
(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 CO₂ 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.