Robert Ellis

look no further...

Meeks Road,
Arnold, Nottingham
NG5 8AQ

£275,000 Freehold

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Robert Ellis Estate Agents are delighted to present this generously sized detached family home, ideally situated at the end of a peaceful cul-de-sac in the highly sought-after area of Arnold.

While the property would benefit from some modernisation, it boasts a well-balanced layout and spacious rooms throughout. The accommodation includes four well-proportioned bedrooms, two large reception rooms connected by double doors, a breakfast kitchen, a family bathroom, and an integral garage.

Upon entering, you're greeted by a welcoming hallway with handy storage for coats and shoes, offering access to both the lounge and kitchen. The main lounge is bright and expansive—perfect for hosting or relaxing—with ample space for both living and dining setups. This room flows seamlessly into the formal dining or garden room via double doors.

The breakfast kitchen is another generous space, fitted with ample cabinetry and integrated appliances including a double oven, hob, and extractor—ideal for family cooking and casual dining.

Upstairs, the home features four bedrooms. Three are comfortable doubles with plenty of room for additional furniture, while the fourth is a spacious single. The primary and second bedrooms both include built-in wardrobes for added convenience.

Outside, the home sits on a generous corner plot with wrap-around gardens. A patio area extends from the house, perfect for outdoor dining, and steps lead to raised lawns and a well-sized side garden. The front of the property includes a driveway leading to the garage, plus a green space to the side.

Front of Property
To the front of the property there is a driveway providing off the road parking.

Entrance Porch
Composite entrance door to the front elevation, single glazed window to the side, wooden door leading through to the inner entrance hallway.

Inner Entrance Hallway
Carpeted flooring, staircase leading to the first floor landing, wall mounted radiator, door leading through to the kitchen, door leading through to dining room, under stairs storage cupboard providing useful additional storage space.

Lounge
11'0" x 25'4" approx (3.36 x 7.73 approx)
Double glazed window to the front elevation, wall mounted radiator, carpeted flooring, fireplace with hearth and surround, serving hatch through to the kitchen, wooden door leading to the dining room.

Dining Room
18'5" x 14'5" approx (5.63 x 4.40 approx)
Carpeted flooring, double glazed window to the front elevation, two double glazed windows to the side elevation, double glazed window to the rear elevation, double glazed door to the rear elevation, coving to the ceiling.

Kitchen
9'3" x 11'4" approx (2.83 x 3.47 approx)
Laminate floor covering, double glazed window to the front elevation, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, space and plumbing for a washing machine, space and point for a fridge freezer, door to inner lobby.

Inner Lobby
Door to downstairs WC

Downstairs WC
WC, handwash basin.

Bedroom One
12'9" x 11'3" approx (3.90 x 3.43 approx)
Carpeted flooring, built-in wardrobes, wall mounted radiator, double glazed window to the rear elevation, door to the rear elevation.

Bedroom Two
7'6" x 16'5" approx (2.31 x 5.02 approx)
Carpeted flooring, built-in wardrobes, sink with separate hot and cold taps, double glazed window to the front elevation, wall mounted radiator.

Bedroom Three
7'5" x 10'0" approx (2.28 x 3.06 approx)
Built-in wardrobes, double glazed window to the front elevation, wall mounted radiator, carpeted flooring.

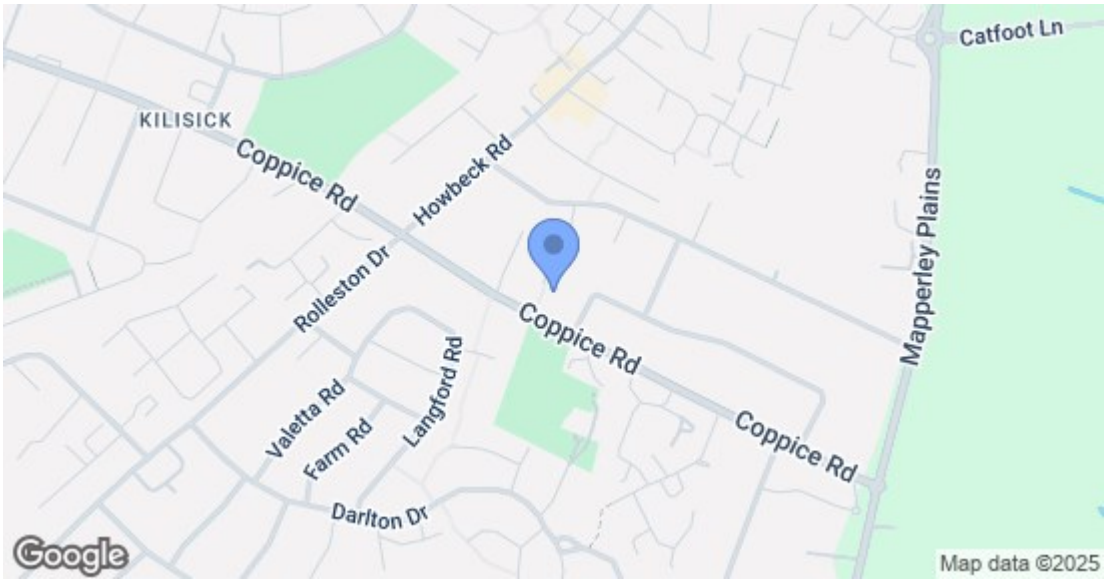
Bedroom Four
6'11" x 7'11" approx (2.13 x 2.43 approx)
Carpeted flooring, double glazed window to the front elevation, wall mounted radiator.

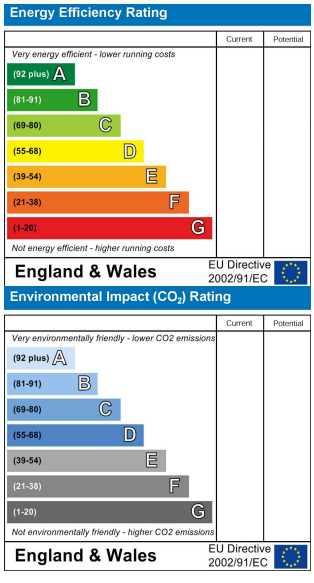
Bathroom
Tiled flooring, tiled splashbacks, double glazed window to the rear elevation, bath with electric shower over, handwash basin with separate hot and cold taps, WC, wall mounted radiator.

Garage

Rear of Property
To the rear of the property there is an enclosed rear garden with two lawned areas, raised flowerbeds, fencing to the boundaries, side access to the front of the property.

Agents Notes: Additional Information
Council Tax Band: D
Local Authority: Gedling
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 20mbps Ultrafast 1000mbps
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.