



Georgia Drive,  
Arnold, Nottingham  
NG5 8HX

**£285,000 Freehold**





\*\*\* GUIDE PRICE £285,000 - £300,000\*\*\*

Welcome to Georgia Drive...

Robert Ellis Estate Agents are proud to bring to the market this fantastic three bedroom, detached family home situated on a cul de sac within 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.

You enter through the porch which leads to the open plan lounge with dining space. Off the dining space is the kitchen which offers walls and bas units., with access to the rear garden. Stairs lead to landing, first bedroom with sliding door wardrobes, second bedroom, third bedroom and family bathroom featuring a three piece suite. The upstairs offers beautiful views over fields to the rear of the home.

To the rear is an enclosed garden which offers laid to lawn, shrubbery and patio areas. Alongside this, to the front is a laid to lawn, driveway and garage.

This is the ideal step for a growing family. To arrange a viewing, contact the office on 0115 648 5485!





#### Entrance Porch

4'7" x 3'0" (1.42 x 0.92)

UPVC double glazed window facing the front aspect, UPVC double glazed front door.

#### Lounge

13'5" x 16'9" (4.11 x 5.11)

Carpeted flooring, two wall mounted radiators, UPVC double glazed windows facing the front and rear aspects, fireplace space with brick surround.

#### Dining Room

8'8" x 8'0" (2.66 x 2.45)

Carpeted flooring, wall mounted radiator, UPVC double glazed window facing the front aspect.

#### Kitchen

8'8" x 8'8" (2.66 x 2.66)

Vinyl flooring, fitted wall and base units, UPVC double glazed window facing the rear aspect. Four ring hob, space for washing machine, fridge /freezer, wall mounted radiator. Composite sink with dual heat tap.

#### First Floor Landing

9'6" x 5'11" (2.90 x 1.81)

Carpeted flooring, access to all bedrooms, bathroom and storage cupboard, UPVC double glazed window facing the rear aspect.

#### Bedroom 1

11'5" x 10'9" (3.48 x 3.29)

Carpeted flooring, sliding door wardrobe, wall mounted radiator, UPVC double glazed window facing the front aspect.

#### Bedroom 2

8'8" x 10'9" (2.66 x 3.29)

Carpeted flooring, wall mounted radiator, UPVC double glazed window facing the front aspect.

#### Bedroom 3

7'1" x 5'11" (2.18 x 1.81)

Carpeted flooring, wall mounted radiator, UPVC double glazed window facing the rear aspect.

#### Bathroom

5'6" x 5'11" (1.69 x 1.81)

Vinyl flooring, fully tiled walls, bath with mixer tap and hand held shower attached, sink with hot and cold taps, WC. UPVC double glazed opaque window facing the side aspect.

#### Garage

#### Outside

Laid to lawns, shrubbery surrounding, patio areas.

#### Council Tax

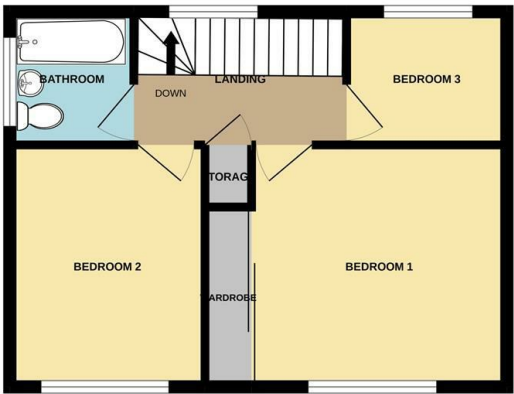
Council Tax band C - Gedling Borough Council. To be confirmed by the purchasers solicitor.



GROUND FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 752 sq.ft. (69.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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