Robert Ellis

look no further...

Mellors Road,
Arnold, Nottingham
NG5 8HE

£240,000 Freehold

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Welcome to Mellors Road....

Robert Ellis Estate Agents are proud to bring to the market this fantastic spacious three-bedroom, detached family home situated on a corner plot with the potential to extend within a popular location within Arnold, Nottingham.

The property is a stone's throw away from Arnold town center accommodating local amenities, shops, and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City entre and surrounding villages/towns. You have Redhill Academy and Richard Bonington Primary & Nursery within walking distance, making it ideal for families.

You enter the inner entrance hallway which leads to the Living/dining room with French doors leading out to the landscaped side garden. From the hallway, you have access to the fitted kitchen. The stairs led to the first-floor landing, first bedroom, second bedroom, third bedroom, and refitted family bathroom featuring modern refitted a three-piece suite.

To the side an enclosed low-maintenance garden with patio area. Alongside this, to the front is a tiered garden, a large double driveway ideal for a motorhome or vans offering potential to extend.

This is the ideal step for a growing family within walking distance of the shops and great schools. To arrange a viewing, contact the office today.

Entrance Hallway
14'6 x 7' approx (4.42m x 2.13m approx)
UPVC double glazed leaded entrance door to the front elevation UPVC double glazed windows to the front and side elevations. Double wall mounted radiator. Staircase leading to first floor landing. Ceiling light point. LVT flooring. Panelled doors leading into:

Kitchen
11'07 x 8'03 approx (3.53m x 2.51m approx)
Range of matching wall and base units incorporating laminate work surface over. 1.5 bowl sink with swan neck mixer tap above. Baxi gas central heating boiler providing hot water and central heating to the property (1.5. years old) Space and point for freestanding cooker. Stainless steel extractor hood. Space an plumbing for automatic washing machine. Space and point for freestanding fridge and freezer. Tiled splash backs. Tiled flooring. Ceiling light points. UPVC double glazed window to the rear elevation. UPVC double glazed lead door to the side elevation leading to the large driveway to the side of the property.

Pantry
Providing additional storage space with shelving for further storage. Electrical consumer unit and meter points. UPVC double glazed window to the side elevation.

Lounge Diner
10'11 x 23'5 approx (3.33m x 7.14m approx)
Dual aspect open plan reception room offering large UPVC double glazed picture window to the front elevation. Wall mounted television points. Recessed spotlights to the ceiling. Separate dining area. French doors leading onto side garden. UPVC fixed panels either side. Wall mounted double radiators.

First Floor Landing
UPVC double glazed window to the side elevation. Ceiling light point. Loft access hatch with integrated wooden ladders. Wall mounted radiator. Panelled doors leading into:

Bedroom 1
11' x 13'07 approx (3.35m x 4.14m approx)
UPVC double glazed window to the front elevation. Wall mounted double radiator. Ceiling light point.

Bedroom 2
13'10 x 12'1 approx (4.22m x 3.68m approx)
UPVC double glazed window to the rear elevation. Wall mounted double radiator. Ceiling light point.

Bedroom 3
8'04 x 6'11 approx (2.54m x 2.11m approx)
UPVC double glazed window to the front elevation. Wall mounted radiator. Ceiling light point.

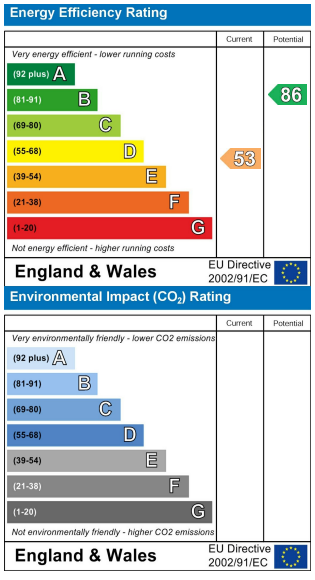
Family Bathroom
8'04 x 7'10 approx (2.54m x 2.39m approx)
Modern 3 piece suite comprising P-Shape panelled bath with electric shower unit above. Vanity wash hand basin. Low level flush W/C. Chrome heated towel rail. Wall mounted radiator. Tiled splash backs. Ceiling light point and speaker, also providing colour changing lighting. UPVC double glazed window to the side and rear elevations.

Front of Property
The property sits of a larger than average corner plot. Secure driveway for side and front elevation incorporating electric gate. Large driveway to side offering ample secure vehicle storage with further parking to the front to the property. Ideal for incoming buyer who has caravans, motor homes or several vehicles. Gated access with steps and pathway leading to main entrance door.

Side of Property
Enclosed garden being made mainly to lawn. Raised paved patio area with ample seating space. Secure brick built wall to boundary. Outside power socket. Lighting.

Rear of Property
Further enclosed garden area. Outside water tap. Currently utilised as storage area but could make an additional courtyard style subject to the buyers needs and requirements. Excellent potential for a two-storey extension to create a larger property subject to relevant planning permission and building regulations. UPVC fascia soffit and guttering.

Council Tax
Local Authority: Gedling
Council Tax Band: C



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.

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