



Surgeys Lane,  
Arnold, Nottingham  
NG5 8GB

**£335,000 Freehold**





Situated on a generous corner plot in a highly desirable part of Arnold, this beautifully presented three-bedroom detached home has been tastefully renovated throughout and offers stylish, move-in ready accommodation perfect for modern family living.

The property sits back from the road with off-road parking and a well-maintained front garden. The landscaped rear garden is equally impressive, providing a private and secure space ideal for outdoor entertaining or family time. All windows and doors are modern UPVC, and the property has been maintained and upgraded to an exceptional standard throughout.

On entering the home, you're welcomed into a spacious and light-filled lounge, featuring solid wood flooring, a wall-mounted television, and a charming log-burning stove that adds a warm and homely touch. The space is thoughtfully designed with high-quality finishes, offering both comfort and character.

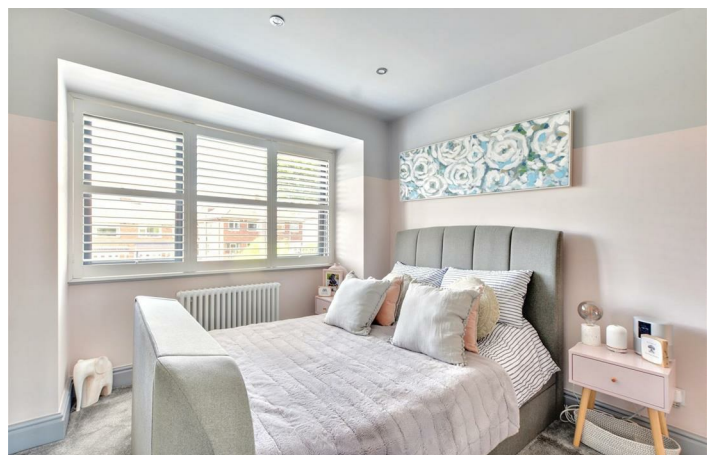
To the rear of the property is a stunning open-plan kitchen and dining area. This newly fitted kitchen is equipped with all the modern conveniences you'd expect, from integrated appliances to ample storage and workspace. The dining space comfortably accommodates family meals and entertaining, and also benefits from a second log-burning stove, enhancing the cosy yet contemporary atmosphere. French doors lead directly out into the landscaped rear garden, seamlessly blending indoor and outdoor living.

Off the kitchen, a separate utility room offers additional practicality, with a secondary sink area, plumbing for laundry appliances, and another access point to the garden. From here, you can also enter the integral garage, currently used for storage but offering flexible potential.

Upstairs, the property continues to impress with three beautifully decorated bedrooms – two spacious doubles and a well-sized single. The single bedroom includes fitted wardrobes, making excellent use of space. The family bathroom is finished to a high specification, featuring a modern four-piece suite with bath, wash basin, WC, and a walk-in shower with wet room capability.

This is a superb opportunity to own a high-quality family home in a popular and convenient location, close to local schools, shops, parks, and transport links. Early viewing is highly recommended to appreciate the standard and space on offer.

For further details or to arrange a viewing, please get in touch today.



### Entrance Hallway

Modern composite entrance door to the front elevation leading into the entrance hallway, doors leading off to:

### Lounge

18'5" x 12'6" approx (5.637 x 3.817 approx)

Wooden flooring, feature vertical wall mounted radiator, multi-fuel burner with slate hearth, UPVC double glazed window to the front elevation.

### Open Plan Kitchen Diner

#### Dining Area

15'4" x 8'5" approx (4.683 x 2.579 approx)

LVT flooring, multi-fuel burner, wall mounted radiator, UPVC window to the rear and side elevations, door leading through to the utility room.

### Kitchen

20'0" x 8'7" approx (6.101 x 2.632 approx)

A range of wall and base units incorporating a sink and drainer unit, integrated double oven, integrated induction hob with extractor hood over, integrated fridge freezer, integrated dishwasher, UPVC double glazed window to the rear elevation with UPVC door leading to the rear garden, breakfast bar space providing useful seating.

### Utility Room

A range of base units with worksurfaces over incorporating a sink and drainer unit, SVT flooring, space and plumbing for laundry appliances, UPVC double glazed window to the rear elevation, composite modern door to the rear elevation leading to the rear garden.

### First Floor Landing

Carpeted flooring, access to the loft, doors leading off to:

### Bedroom One

12'7" x 10'11" approx (3.856 x 3.334 approx)

Carpeted flooring, recessed spotlights to the ceiling, wall mounted radiator, UPVC double glazed window to the front elevation, built-in wardrobes.

### Bedroom Two

10'0" x 11'0" approx (3.049 x 3.378 approx)

SVT flooring, wall mounted radiator, UPVC double glazed window to the front elevation.

### Bedroom Three

approx (approx)

UPVC double glazed window to the front elevation, built-in wardrobes, SVT flooring, wall mounted radiator.

### Family Bathroom

11'8" x 6'10" approx (3.566 x 2.095 approx)

Modern four piece suite comprising freestanding back with freestanding swan neck mixer tap over, vanity handwash basin with mixer tap, WC, shower enclosure with mains fed shower over, feature tiled splashbacks, UPVC double glazed window to the rear elevation, tiling to the walls, tiling to the floor, wall mounted radiator.

### Outside

#### Front of Property

To the front of the property there is a driveway providing off the road parking leading to the garage, slate front garden, side access to the rear of the property, fencing and walled boundaries.

#### Rear of Property

To the rear of the property there is a enclosed rear garden with decked area perfect for seating, two gravelled areas with additional lawned areas within, a range of mature trees and plants planted throughout, shed to the rear, this tranquil garden is the ideal setting for outdoor relaxation.

### Agents Notes: Additional Information

Council Tax Band: C

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 11mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

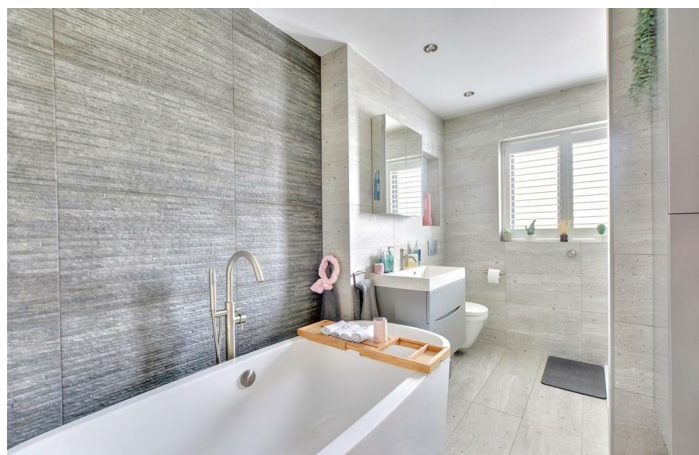
Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

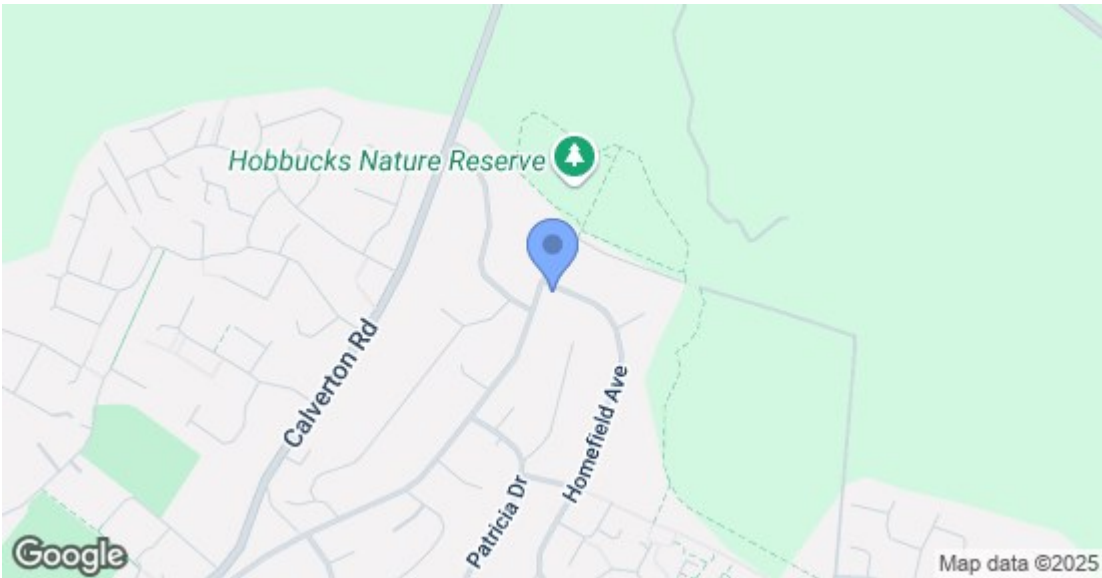
Any Legal Restrictions: No

Other Material Issues: No





Robert Ellis  
ESTATE AGENTS



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.