Robert Ellis

look no further. . .

Kingswell Avenue
Arnold, Nottingham NG5 6SY

A THREE DOUBLE BEDROOM TOWN HOUSE WITH ALLOCATED PARKING IN A CUL-DE-SAC LOCATION.

Asking Price £270,000 Freehold

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A SPACIOUS THREE DOUBLE BEDROOM HOME WITH MASTER SUITE, LANDSCAPED GARDEN & OFF-STREET PARKING – JUST A SHORT WALK TO ARNOLD TOWN CENTRE

Situated in a popular residential location close to a wide range of local amenities, this modern, three-Storey home offers generous accommodation throughout, ideal for families and professionals alike.

The property benefits from a bright and airy lounge diner, a modern breakfast kitchen, three double bedrooms and a fantastic top floor master suite complete with dressing area and en-suite shower room.

In brief, the accommodation comprises: Entrance hallway, ground floor WC, a stylish breakfast kitchen with integrated oven and hob, and a full-width lounge diner with French doors opening onto the rear garden. To the first floor are two well-proportioned bedrooms—one with built-in wardrobes—and the family bathroom. The entire second floor is dedicated to the master suite, featuring a double bedroom, dressing area and private en-suite.

Outside, the property offers off-street parking and a low maintenance garden that has been landscaped with tiered patio seating areas, providing the perfect space for relaxing or entertaining.

Located within walking distance of Arnold town centre with its excellent range of shops, supermarkets, schools, doctors, dentists, takeaways and cafes, along with regular bus routes into Nottingham City Centre.

A well-presented, versatile home in a sought-after location—early viewing is strongly recommended.

Entrance Hallway
13'4 x 3'7 approx (4.06m x 1.09m approx)
A modern double glazed leaded door to the front with double glazed windows above, laminate flooring, recessed spotlights to the ceiling, wall mounted radiator, useful understairs storage, stairs to the first floor landing and panelled doors to:

Built-in Cupboard
With shelving and coat hooks.

Cloaks/w.c.
2'8 x 6' approx (0.81m x 1.83m approx)
Having a low flush w.c., pedestal wash hand basin, UPVC double glazed window to the front, wall mounted radiator, laminate flooring, ceiling light point, extractor fan, electrical consumer unit, split tiled feature splashbacks and ceiling light point.

Fitted Kitchen
6'2 x 12'8 approx (1.88m x 3.86m approx)
With a range of matching wall and base units incorporating a laminate work surface over, 1½ bowl stainless steel sink with swan neck mixer tap, integrated double oven, four ring ceramic hob with built-in extractor hood over, space and plumbing for an automatic washing machine, space and point for free standing dishwasher, tiled splashbacks, UPVC double glazed window to the front, tiled floor, breakfast bar, wall mounted radiator, recessed spotlights to the ceiling, extractor fan, cupboard housing the gas central heating boiler, space and point for a free standing fridge freezer.

Lounge/Diner
16'6 x 13'4 approx (5.03m x 4.06m approx)
This open plan lounge/diner benefits from having UPVC double glazed French doors leading to the landscaped garden at the rear, double glazed windows either side, laminate flooring, recessed spotlights to the ceiling, wall mounted radiator, TV point, ample space for both seating and dining.

First Floor Landing
Stairs to the second floor, wall mounted radiator and panelled doors to:

Bedroom 2
13'5 x 11'2 approx (4.09m x 3.40m approx)
Two UPVC double glazed windows to the rear, wall mounted radiator, ceiling light point.

Bedroom 3
11'7 x 11'5 approx (3.53m x 3.48m approx)
UVPC double glazed window to the rear, wall mounted radiator, ceiling light point, built-in wardrobes providing ample additional storage space.

Bathroom
6'3 x 6'5 approx (1.91m x 1.96m approx)
A modern three piece suite comprising of a panelled bath with mixer shower attachment over, semi recessed vanity wash hand basin with storage cupboards below, low flush w.c., wall mounted radiator, recessed spotlights to the ceiling, tiled splashbacks, LVT flooring, extractor unit.

Second Floor Landing
Ceiling light point, wall mounted radiator, panelled door to:

Bedroom 1
14'10 x 13'4 approx (4.52m x 4.06m approx)
UPVC double glazed window to the front, ceiling light point, wall mounted radiator, built-in wardrobes with separate walk through dressing area.

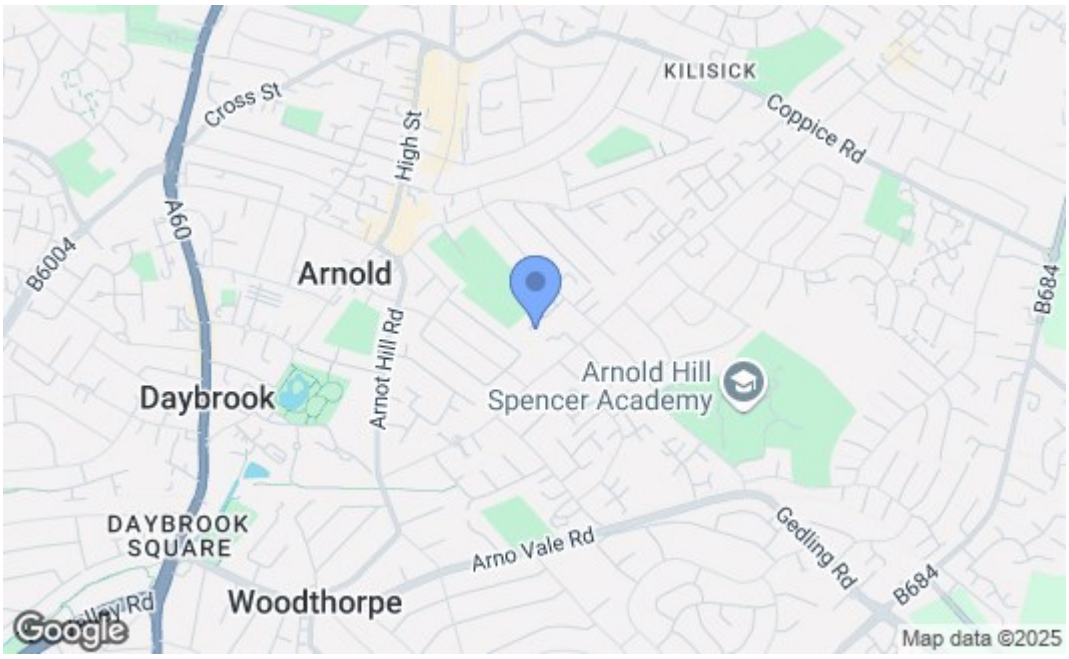
Dressing Area
10'1 x 6'6 approx (3.07m x 1.98m approx)
Velux roof light to the rear, wall mounted radiator, loft access hatch, recessed spotlights to the ceiling, laminate flooring, built-in wardrobes providing ample additional storage space with mirrored doors, panelled door to:

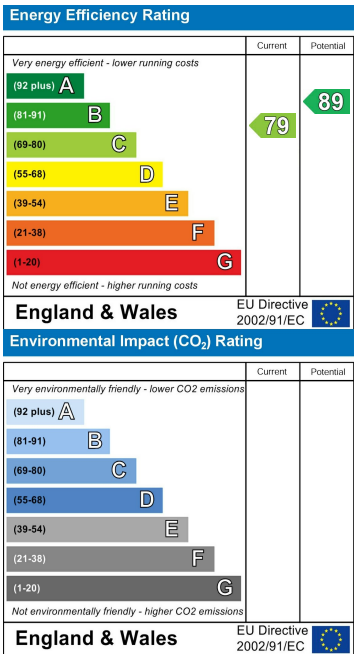
En-Suite
6'7 x 6'10 approx (2.01m x 2.08m approx)
A modern three piece suite comprising of a walk-in shower enclosure with mains fed rainwater shower head above, low flush w.c., semi recessed vanity wash hand basin with storage cabinet below, tiled splashbacks, recessed spotlights to the ceiling, extractor fan, shaver point and storage cupboard.

Outside
There is off-street parking and a low maintenance rear garden that has been landscaped with tiered patio seating areas, providing the perfect space for relaxing or entertaining.

Council Tax
Gedling Borough Council Band C

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 16mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Vodafone, Three
Sewage – Mains supply
Flood Risk – No, surface water very low
Flood Defenses – 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.

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