Robert Ellis

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Deer Park Drive
Arnold, Nottingham NG5 8SA

A WELL PRESENTED THREE BEDROOM SEMI DETACHED HOME FOR SALE IN ARNOLD, NOTTINGHAM.

Asking Price £210,000 Freehold

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Robert Ellis Estate Agents are delighted to offer to the marker this charming three bedroom semi-detached property, located in the popular area of Arnold, Nottingham.

Offers spacious and comfortable living ideal for families or professionals. The ground floor features a welcoming entrance hall, leading to a bright open-plan lounge and dining area, designed to be the heart of the home and perfect for entertaining or family meals. The kitchen comprises of some built in appliances, ample storage, and views of the rear garden. A convenient downstairs WC adds practicality to the layout.

Upstairs, you'll find three well-proportioned bedrooms, each providing cosy, versatile space for bedrooms, an office, or a nursery. The family bathroom is conveniently situated and fitted with a three piece suite. Outside, the property benefits from a driveway with ample off-street parking, a detached garage for additional storage or vehicle space, and a private garden at the rear, ideal for outdoor activities or relaxation.

Located close to Arnold's local amenities, schools, and public transport links, this property combines modern living with a community atmosphere—an ideal choice for those seeking a vibrant yet peaceful neighbourhood.

Entrance Hallway
Composite entrance door to the front elevation leading into the entrance hallway. Carpeted flooring. Wall mounted radiator. Staircase to the first floor landing. Internal door leading into the lounge diner and ground floor WC.

Lounge Diner
12'2" x 20'11" approx (3.72 x 6.38 approx)
Double glazed windows to the front and rear elevations. Carpeted flooring. Wall mounted radiators. Feature fireplace with tiled hearth and wood surround. Built-in under the stairs storage cupboard. Internal door leading into the kitchen.

Kitchen
7'3" x 8'7" approx (2.21 x 2.63 approx)
Double glazed window to the rear elevation. Composite door to the rear elevation. Tiled flooring. Wall mounted radiator. Tiled splash backs. A range of wall, base and drawer units with worksurfaces over incorporating a sink and drainer unit with mixer tap above. AEG electric oven with a Neff gas hob and built-in cooker hood above. Space and point for a freestanding fridge freezer. Space and plumbing for an automatic washing machine.

Ground Floor WC
3'2" x 5'4" approx (0.98 x 1.63 approx)
Double glazed window to the front elevation. Wall mounted radiator. Hand wash basin with mixer tap. WC. Wall mounted boiler unit.

First Floor Landing
Carpeted flooring. Built-in cupboard. Internal doors leading into bedroom 1, 2, 3 and family bathroom.

Bedroom 1
11'9" x 8'11" approx (3.60 x 2.74 approx)
Double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Built-in sliding door wardrobes.

Bedroom 2
9'0" x 8'9" approx (2.75 x 2.69 approx)
Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator.

Bedroom 3
6'11" x 9'5" approx (2.12 x 2.88 approx)
Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Access to loft

Family Bathroom
6'1" x 5'6" approx (1.86 x 1.70 approx)
Double glazed window to the rear elevation. Tiled flooring. Tiled splash backs. Heated towel rail. 3 piece suite comprising of a bath with mixer tap with shower attachment, vanity hand wash basin with mixer tap above and a WC.

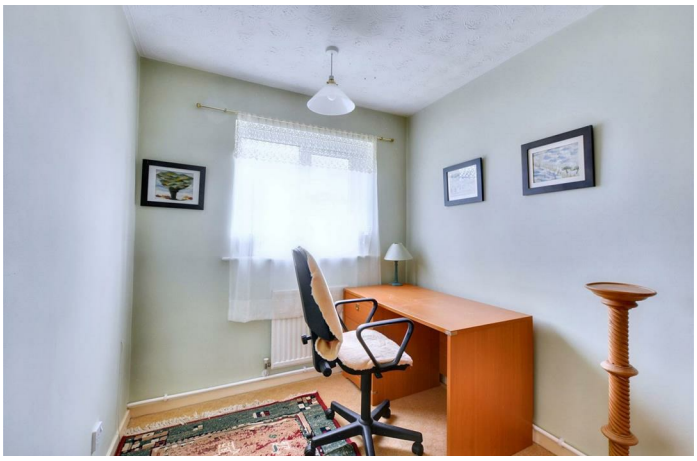
Front of Property
To the front of the property there is a driveway providing off the road parking leading to the garage, alongside a laid to lawn garden and pathway to the front entrance door.

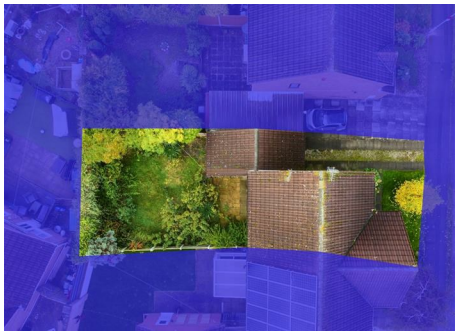
Rear of Property
To the rear of the property there is an enclosed rear garden with a patio area, a laid to lawn garden with a range of shrubbery and plants surrounded by hedging and fencing.

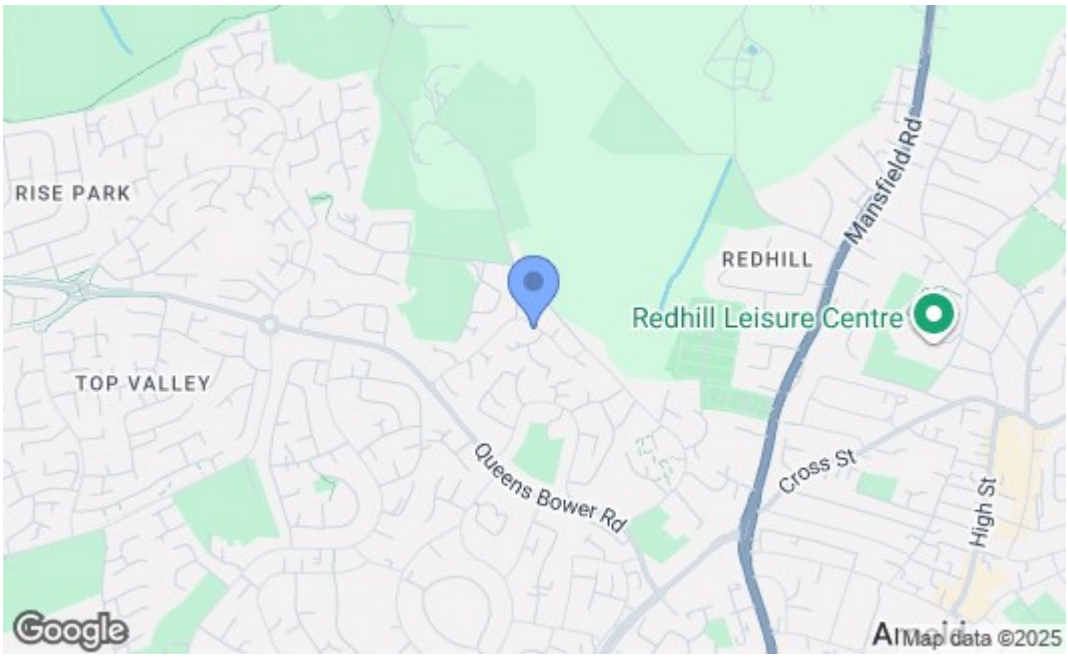
Garage
7'11" x 18'5" approx (2.42 x 5.63 approx)
Up and over door to the rear elevation. Side door to the rear elevation. Single glazed window to the rear elevation. Power and lighting.

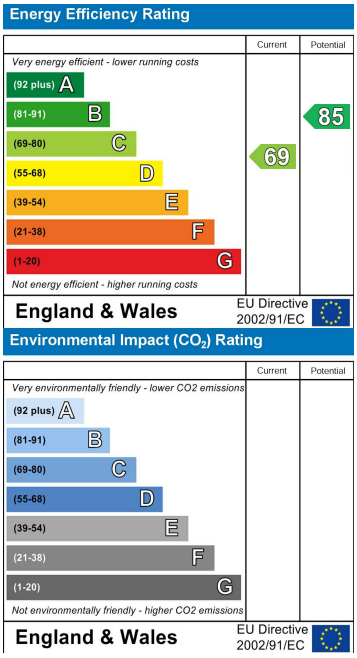
Agents Notes: Additional Information
Council Tax Band: B
Local Authority: Gedling
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 20mbps Ultrafast 1000mbps
Phone Signal: 02, Vodafone, EE, Three

1008MR/HM
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.

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