



Calverton Road,  
Arnold, Nottingham  
NG5 8FS

**£235,000 - £245,000**  
**Freehold**





**\*\* MUST VIEW \*\***

Robert Ellis Estate Agents are delighted to present to the market this OUTSTANDING TWO BEDROOM, DETACHED BUNGALOW situated in the heart of 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.

Upon entry, you are welcomed by the hallway which leads to the lounge diner and fitted kitchen. Off the hallway is also the first double bedroom, second double bedroom, family bathroom and conservatory with French doors opening onto the enclosed rear garden. The garden is split level with flower beds and laid to lawn.

The front hosts a driveway for at least 2 cars and low maintenance garden with laid to lawn.

A viewing is HIGHLY recommended to appreciate the SIZE and LOCATION of this FANTASTIC OPPORTUNITY- Contact the office on 0115 648 5485 before it is too late!





### Hallway

12'5" x 4'1" approx (3.79m x 1.26m approx)

Carpeted flooring, double wall mounted radiator, opaque UPVC double glazed front door and doors to:

### Lounge/Diner

16'5" x 10'11" approx (5.01m x 3.35m approx)

Carpeted flooring, UPVC double glazed window to the front, electric fire with surround, wall mounted radiator.

### Kitchen

10'5" x 7'9" approx (3.18m x 2.38m approx)

Vinyl flooring, fully tiled walls, UPVC double glazed window, composite sink with dual heat tap, Logic electric hob with extractor above, fitted wall and base units, integrated Beko oven with grill above, integrated fridge freezer and opaque UPVC double glazed window to the side.

### Utility Room

6'4" x 4'1" approx (1.95m x 1.25m approx)

Laminate flooring, wooden frame single glazed opaque window. Combi boiler.

### Bedroom 1

11'4" x 9'10" approx (3.47m x 3.01m approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed French doors into the conservatory.

### Bedroom 2

11'4" x 8'11" approx (3.46m x 2.72m approx)

Carpeted flooring, radiator, UPVC double glazed window and rear door into:

### Conservatory

16'7" x 7'2" approx (5.06m x 2.19m approx)

Tiled flooring, fitted base unit with space for a tumble dryer, UPVC double glazed windows and door to the rear.

### Bathroom

7'10" x 5'4" approx (2.39m x 1.65m approx)

Vinyl flooring, partially tiled walls, wall mounted towel radiator, sink with hot and cold tap, walk-in double shower with a hand held shower above, low flush w.c., opaque UPVC double glazed window.

### Outside

To the front of the property there is a lawned garden and a driveway for at least 2 cars.

The rear garden is split level with steps to the top which has a laid to lawn and decked area. The split levels are separate flower beds, one slate chippings and a few trees in the garden.

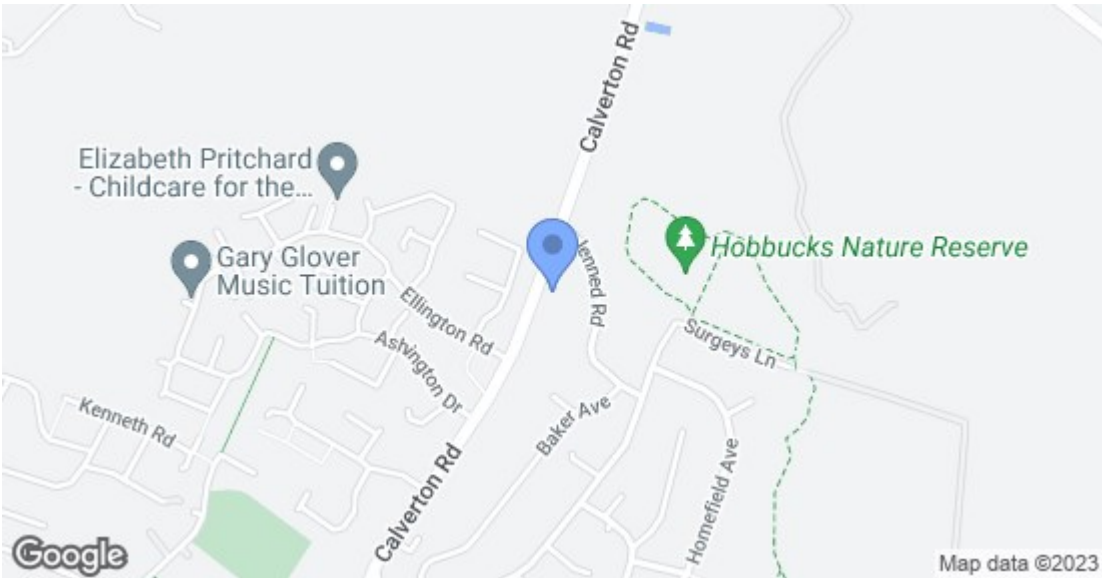
### Council Tax Band

Band C, Gedling Borough Council

### Property to sell?

If you are considering selling your property, Robert Ellis Estate Agents would be delighted to provide a FREE PROPERTY VALUATION. Call us today to make an appointment on 0115 648 5485!





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	56	
(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.