



Blake Close,  
Arnold, Nottingham  
NG5 6NB

**£390,000 Freehold**



\*\* GUIDE PRICE £400,000 - £425,000 \*\*

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS SPACIOUS 1980'S CONSTRUCTED FOUR BEDROOM, TWO BATHROOM, THREE TOILET DETACHED FAMILY HOUSE POSITIONED WITHIN A QUIET CUL DE SAC OF ONLY FIVE PROPERTIES IN TOTAL.

With accommodation over two floors, the ground floor comprises entrance hallway, ground floor WC, separate formal sitting room, spacious dining kitchen and through family living dining room. The first floor landing then provides access to four bedrooms, principal bedroom with en-suite facilities, and additional family bathroom suite.

The property also benefits from gas fired central heating, double glazing, off-street parking, enclosed garden and detached garage.

The property is situated within close proximity of excellent nearby schooling for all ages. There is also easy access to great transport links and access to and from the local area, including nearby hospital network, as well as shops, services and amenities in Arnold centre and ample open countryside routes.

Due to the overall size of the property, we believe the property would make an ideal long term family home and we therefore highly recommend an internal viewings.



## ENTRANCE HALL

15'3" x 6'7" (4.66 x 2.01)

Composite and double glazed front entrance door with double glazed window to the side, staircase rising to the first floor with decorative wood spindle balustrade and useful understairs storage cupboard, radiator, laminate flooring. Doors to sitting room, kitchen and WC.

## WC

5'10" x 3'6" (1.79 x 1.08)

Modern white two piece suite comprising push flush WC and wash hand basin with mixer tap and storage cupboards beneath, tiling to dado height, tiled floor, ladder towel radiator, double glazed window to the side, boiler cupboard housing the gas fired combination boiler for central heating hot water purposes.

## SITTING ROOM

10'10" x 10'7" (3.31 x 3.24)

Double glazed window to the front (with fitted blinds), radiator.

## KITCHEN/DINER

19'3" x 9'10" (5.87 x 3.00)

Comprising a matching range of fitted base and wall storage cupboards and drawers, with square edge work surfacing incorporating one and a half bowl sink unit with draining board and central mixer tap. Fitted four ring hob with curved extractor over and oven beneath, plumbing for washing machine, integrated dishwasher, space for full height fridge/freezer, breakfast bar with space for four/five bar stools, two double glazed windows to the rear (both with individually fitted roller blinds), uPVC panel and double glazed door providing access into the rear garden, radiator, laminate flooring. Door access back to the hallway and through to the living area.

## THROUGH FAMILY LIVING DINING AREA

29'9" x 11'10" (9.08 x 3.63)

Double glazed window to both the side and rear, sliding double glazed patio doors opening out to the rear garden, two radiators, media points, space for dining table and chairs, media points, chimney breast incorporating multi-fuel burning stove set on a slate hearth.

## FIRST FLOOR LANDING

Double glazed window to the front making the most of the fantastic views beyond, decorative wood spindle balustrade, useful landing storage cupboard with shelving. Doors to all bedrooms and bathroom. Loft access point with pulldown ladders to a partially boarded, lit and insulated loft space.

## BEDROOM ONE

18'10" x 13'1" (5.75 x 4.00)

Double glazed window to the rear, radiator, exposed and varnished floorboards. Door to en-suite.

## EN-SUITE

9'7" x 3'7" (2.93 x 1.10)

Modern white three piece suite comprising tiled and enclosed shower cubicle with dual attachment mains shower and glass shower screen/sliding door, wash hand basin with mixer tap and tiled splashbacks, push flush WC. Double glazed window to the side, spotlight/extractor fan.

## BEDROOM TWO

9'10" x 9'10" (3.00 x 3.00)

Double glazed window to the rear, radiator, coving.

## BEDROOM THREE

10'2" x 6'11" (3.11 x 2.12)

Double glazed window to the front (with fitted blinds), radiator.

## BEDROOM FOUR

9'10" x 5'11" (3.01 x 1.82)

Double glazed window to the front (with fitted blinds), radiator, telephone point, panelling to one wall, useful storage cupboard.

## BATHROOM

7'0" x 6'11" (2.14 x 2.12)

Three piece suite comprising "P" shaped bath with mixer tap, dual attachment mains shower and curved glass shower screen, wash hand basin with mixer tap, push flush WC. Decorative wall tiles, double glazed window to the rear, extractor fan, ladder towel radiator.

## OUTSIDE

To the front of the property there is a curved and shaped driveway providing off-street parking for several vehicles with paved pathway providing access to the front entrance door. Gated pedestrian access which then leads down the right hand side of the property into the rear garden and towards the detached garage. The rear garden is enclosed and offers a good size paved patio area (ideal for entertaining) with stepped access then leading to a shaped lawn with planted flowerbeds. Within the garden there is an external lighting point, water tap and pedestrian gated access back onto the driveway.

## DETACHED GARAGE

Recently replaced garage roof, up and over door to the front, power and lighting points.

## DIRECTIONAL NOTE

The property can be found approached off Gedling Road, identified by the Blake Close sign off Gedling Road.

## COUNCIL TAX

Gedling Borough Council Band D.

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating - combination boiler

Septic Tank – No

Broadband – Available

Broadband Speed - Standard 16mbps, Superfast 80mbps, Ultrafast 1000mbps

Phone Signal – O2, EE & Vodafone = Good - Three = Average

Sewage – Mains supply

Flood Risk : Rivers & the Sea - Very Low Risk, Surface Water - Very Low Risk

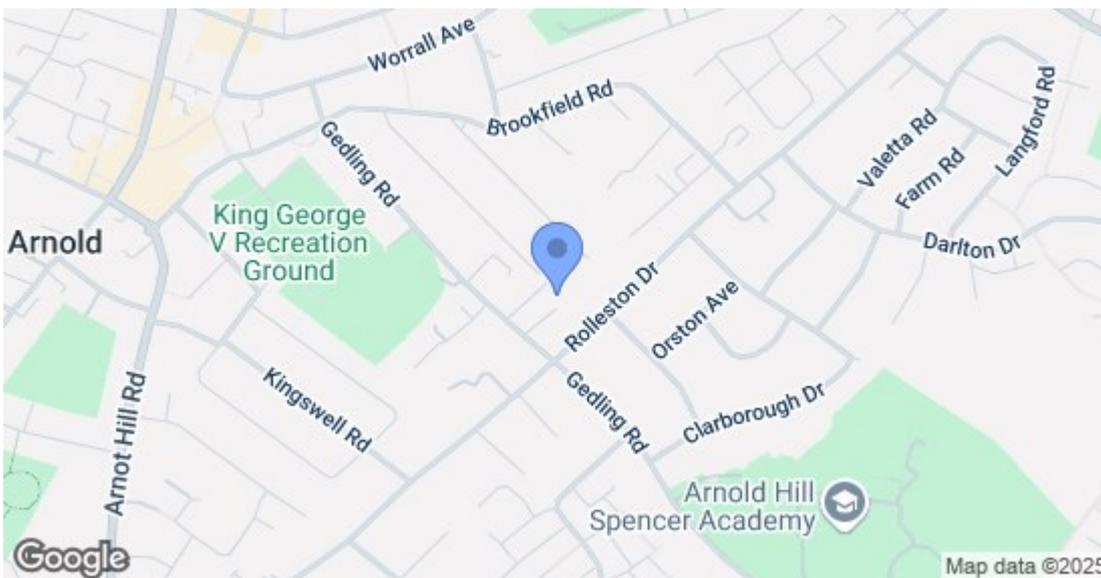
Flood Defences – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.