



**23 Arno Vale Road, Woodthorpe, Nottingham, NG5 4JG**

**£1,425 Per Month**

- Charming Three Bed Detached Property
- Two Double Bedrooms And One Generous Single
- Good Sized Back Garden
- Great Location Close to Local School and Nottingham City Centre

- Available From The 20th July!
- Downstairs W.C
- Perfect Family Home



# 23 Arno Vale Road, Nottingham NG5 4JG

This beautifully presented three-bedroom detached home on Arno Vale Road offers an exceptional blend of period charm and modern comfort, making it an ideal family rental.

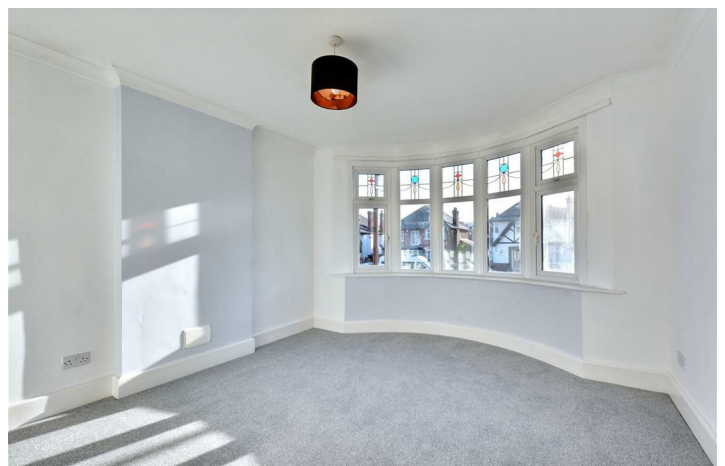
The welcoming entrance hall provides access to a useful cloakroom/utility area and the main living accommodation. To the front is a spacious bay-fronted lounge with a feature fireplace, while the generous rear reception room also benefits from a feature fireplace and French doors opening onto a raised decking area, creating the perfect space for relaxing or entertaining.

The fitted kitchen offers ample storage and workspace, with a practical layout suitable for everyday living. A convenient ground floor WC completes the downstairs accommodation.

To the first floor are three well-proportioned bedrooms, including two generous double bedrooms and a spacious single bedroom, all accessed from a bright landing featuring attractive stained-glass windows. The family



Council Tax Band: C



### Entrance Hallway

UPVC double glazed stained glass entrance door to the front elevation leading into the entrance hallway comprising carpeted flooring, under the stairs storage, wall mounted radiator, picture rail, carpeted staircase leading to the first floor landing, doors leading off to:

### Cloakroom

4'7" x 2'11" approx

Circular stained glass window, carpeted flooring, useful storage space.

### Ground Floor WC

5'2" x 5'2" approx

UPVC double glazed window to the side elevation, laminate flooring, WC, handwash basin with mixer tap, wall mounted radiator.

### Lounge

19'0" x 18'8" approx

UPVC double glazed bay window to the front elevation, carpeted flooring, fireplace, picture rail, wall mounted radiator, coving to the ceiling, ceiling rose.

### Dining Room

13'9" x 16'8" approx

UPVC double glazed French doors leading out to the rear garden with UPVC double glazed windows either side and UPVC double glazed fixed glass panels above, carpeted flooring, wall mounted radiator, picture rail, fireplace, coving to the ceiling, ceiling rose.

### Kitchen

10'9" x 11'9" approx

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, space and point for a cooker with extractor hood above with gas connection, so can be utilised as Gas or Electric, space and plumbing got a washing machine, space and point for a fridge freezer, UPVC double glazed window to the rear elevation, UPVC double glazed door to the side elevation, recessed spotlights to the ceiling, tiled splashbacks, tiling to the floor, wall mounted radiator.

### First Floor Landing

Stained glass window to the side elevation, carpeted flooring, access to the loft, picture rail, doors leading off to:

### Separate WC

3'3" x 6'2" approx

UPVC double glazed window to the side elevation, WC, laminate flooring, wall mounted radiator.

### Bathroom

7'10" x 10'9" approx

UPVC double glazed window to the rear elevation, wash hand basin with mixer tap over and storage cupboard below, panelled bath with shower attachment, tiled splashbacks, laminate flooring, shower cubicle with mains fed rainwater shower over, wall mounted column radiator.

### Bedroom One

13'9" x 16'4" approx

UPVC double glazed window to the rear elevation, coving to the ceiling, carpeted flooring, wall mounted radiator.

### Bedroom Two

14'3" x 13'10" approx

UPVC double glazed bay window to the front elevation with stained glass, carpeted flooring, wall mounted radiator, coving to the ceiling.

### Bedroom Three

10'2" x 9'6" approx

UPVC double glazed window to the front elevation with stained glass, carpeted flooring, wall mounted radiator.

### Outside

#### Front of Property

To the front of the property there is a driveway providing off the road parking for multiple cars, access to the garage.

#### Garage

9'10" x 18'0" approx

Door to the front elevation, light and power, window and access door to the rear elevation.

#### Rear of Property

To the rear of the property there is an enclosed rear garden being laid mainly to lawn with raised decked area, fencing to the boundaries, access to the coal shed housing the boiler, power and light with additional space for a washing machine and tumble dryer.

### 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 14mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

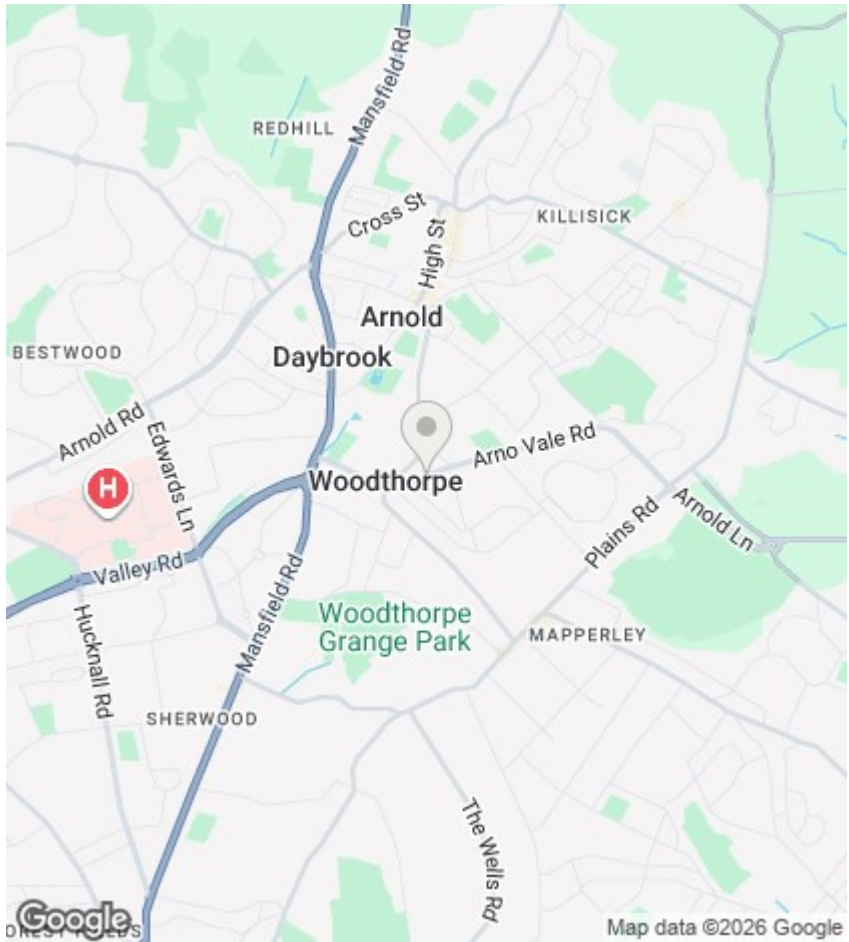
Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



## Directions

## Viewings

Viewings by arrangement only. Call 0115 6485485 to make an appointment.

**EPC Rating:**  
D

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 85        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 59                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

**Robert Ellis**  
ESTATE AGENTS

