



3

Bedrooms



2

Bathrooms



1

Receptions



- En suite bedroom
- Driveway
- West facing garden
- No upward chain
- Ground floor WC

Three bedroom semi-detached house located within a quiet cul-de-sac. The property is situated a short drive from Arnold Town Centre with local amenities, shops, and restaurants. Bus links to Mapperley, Nottingham City centre, and surrounding villages/towns are a short walk away. With a number of schools and parks in the area, this property would be ideal for a family or investor. No upward chain!

Hallway

Composite front door leading to hallway with storage cupboard. Burglar alarm, smoke detector, thermostat, carpeted flooring and radiator.

Kitchen - 3.24m x 2m (10'8" x 6'7")

Fitted kitchen with electric oven, gas hob, sink and extractor. Combination boiler and space for a washing machine as well as a full height fridge/freezer. Double glazed window, radiator and laminate flooring.

Living Room - 4.63m x 4.81m (15'2" x 15'9")

Spacious living room with french doors leading out to rear garden. Under stair storage cupboard, carpeted flooring, double glazed window and radiator.

WC

Ground floor WC with wash hand basin. Consumer unit, laminate flooring, double glazed window and radiator.

Primary Bedroom with en suite - 2.79m x 4.81m (9'2" x 15'9")

First floor front bedroom with built in wardrobe, carpeted flooring, double glazed windows and radiator. En suite is complete with WC, wash hand basin and electric shower. Extractor fan, laminate flooring, double glazed window and radiator.

Bedroom 2 - 3.33m x 2m (10'11" x 6'7")

First floor rear bedroom, carpeted flooring, double glazed window and radiator.

Bedroom 3 - 2.32m x 2.66m (7'7" x 8'9")

First floor rear bedroom, carpeted flooring, double glazed window and radiator.

Bathroom - 1.47m x 2.76m (4'10" x 9'1")

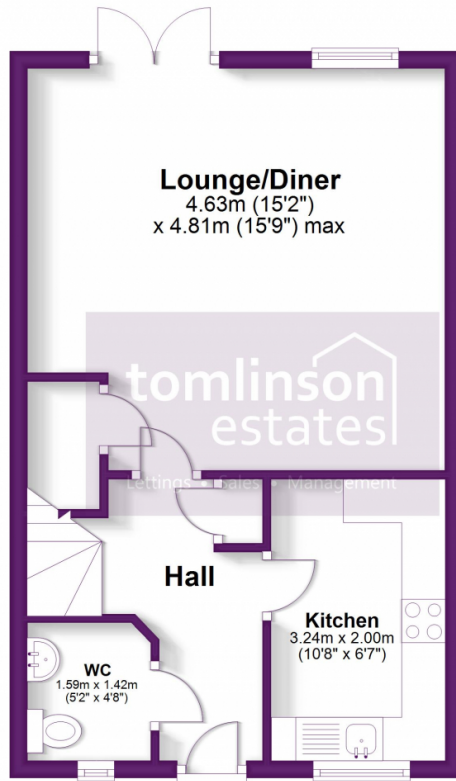
The bathroom is complete with WC, wash hand basin and bath. Extractor fan, laminate flooring, double glazed window and radiator.

External & Garden

Driveway suitable for one car along with shrubbery and gated side access to rear of property. West facing rear garden with patio/shingled area and lawn. External water tap.

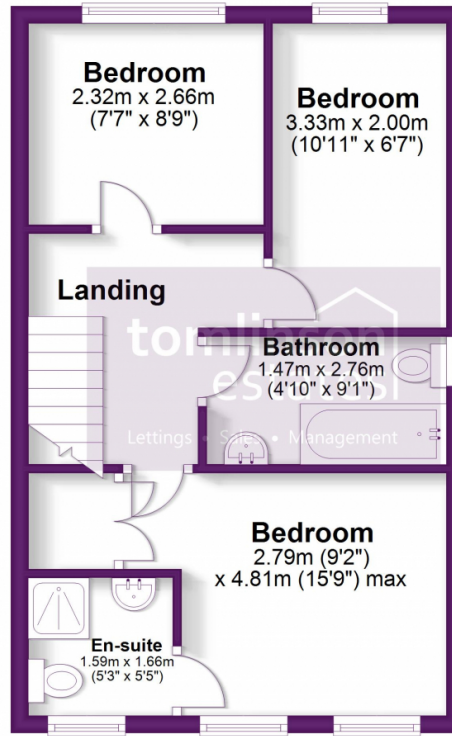
Ground Floor

Approx. 38.5 sq. metres (413.9 sq. feet)




First Floor

Approx. 37.9 sq. metres (407.6 sq. feet)



Total area: approx. 76.3 sq. metres (821.5 sq. feet)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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