



70 Ellington Road, Arnold – NG5 8SJ

Guide Price £400,000

DavidJames  
the estate agent





## 70 Ellington Road

Arnold, Nottingham

Modern detached family home next to open countryside – close to Arnold's amenities & schools! Features a bright lounge, stunning open plan kitchen, en-suite & bathroom plus a garden, drive and garage!

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

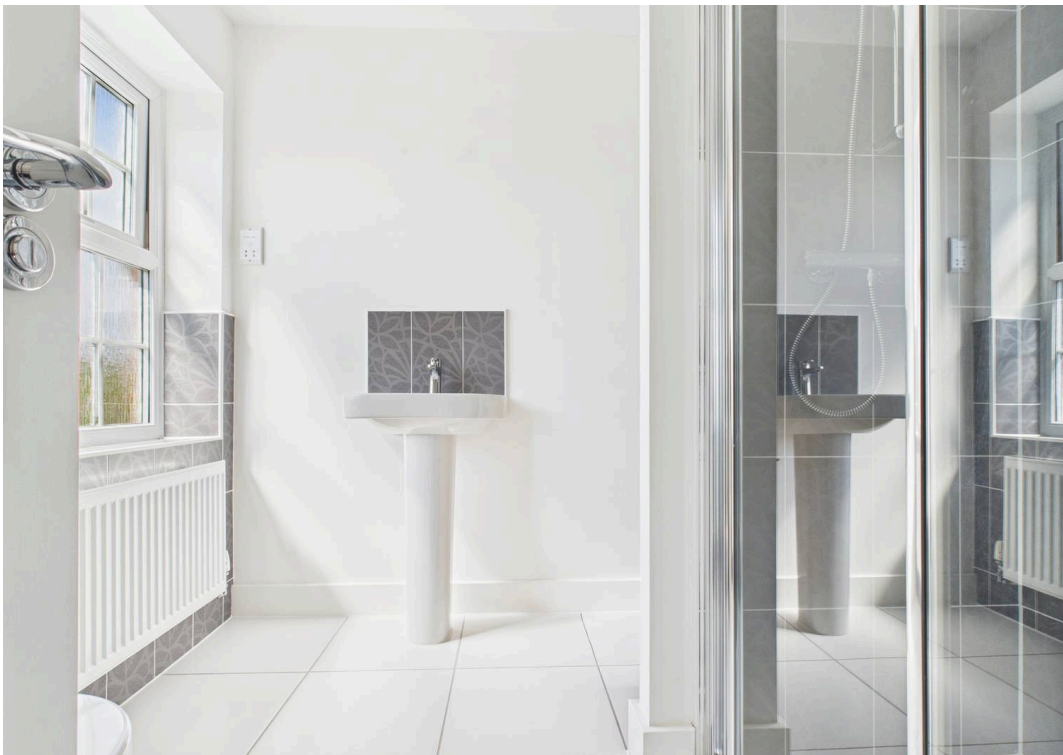
EPC Environmental Impact Rating:

- Beautifully-presented modern detached family home
- Nestled on the edge of countryside with excellent views
- Within easy reach of Arnold's nearby amenities, popular schools and transport links
- Welcoming entrance hall with a convenient cloakroom/WC
- Bright lounge with a feature bay window
- Stunning open plan family dining kitchen with a separate utility room
- Four first floor double bedrooms (with a variety of fitted wardrobes)
- Four-piece family bathroom and a main bedroom en-suite shower room
- Low-maintenance enclosed garden with artificial lawn and composite decking
- Driveway, carport and garage providing ample off-street parking













**Floor 0** Building 1



**Floor 1** Building 1



**Floor 0** Building 2



**Approximate total area<sup>(1)</sup>**

136.1 m<sup>2</sup>

1466 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**





## David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • [arnold@david-james.com](mailto:arnold@david-james.com) • [www.david-james.com](http://www.david-james.com)

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