



Albion Rise,
Arnold, Nottingham
NG5 8EX

£239,950 Freehold



Robert Ellis Estate Agents are delighted to bring to the market this FANTASTIC THREE-BEDROOM, SEMI-DETACHED HOME situated in the HEART of ARNOLD, NOTTINGHAM.

The property is a stone's throw away from Arnold town center accommodating local amenities, shops, and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City center, 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 into the Entrance hallway a staircase leading to the landing, doors leading off to the Utility Room, Living room, Extended dining room, and refitted Kitchen. On the first floor, we have THREE good size bedrooms and a family bathroom.

To the rear is an enclosed landscaped garden with patio areas, and mature shrubs to the borders. To the front of the property is a garden laid lawn.

A viewing is A MUST for this IDEAL FAMILY HOME- Contact the office to arrange your viewing.



Entrance Hallway

UPVC double glazed composite door to the front elevation. Tiled flooring. Ceiling light points. Staircase to first floor landing. Panelled doors to Living Room, Fitted Kitchen and Utility Area.

Living Room

19'08" x 12'7" approx (5.99m x 3.84m approx)

Feature fireplace incorporating wooden mantel with marble hearth and living flame gas fire. UPVC double glazed bay window to the front elevation. Laminate floor covering. Coving to the ceiling. Ceiling light points. Wall mounted radiator. Archway leading into:

Extended Dining Area

7'9" x 15'02" approx (2.36m x 4.62m approx)

UPVC double glazed window to the side elevation. Double glazed bifold doors leading out to landscaped rear garden. Velux roof lights. Laminate floor covering. Wall mounted radiator. Archway leading into:

Fitted Kitchen

11'7" x 9' approx (3.53m x 2.74m approx)

Built-in Belling double oven with four ring gas hob over. Stainless steel extractor above. Integrated fridge and freezer. Range of matching wall and base units incorporating laminate work surface over. Tiled splash back. Stainless steel sink with mixer tap above. UPVC double glazed bay window to the side elevation. Tiling to the floor. Coving to the ceiling. Ceiling light points. Under the stairs storage cupboard providing ample storage space. Wall mounted radiator.

Utility Area

6'2" x 7' approx (1.88m x 2.13m approx)

UPVC double glazed window to the front elevation. UPVC double glazed door leading to the side garden. Wall mounted Worcester Bosch gas central heating combination boiler providing instant hot water and central heating to the property. Space and plumbing for automatic washing machine. Space and point for freestanding tumble dryer. Space and point for dishwasher. Shelving for additional storage. Laminate floor covering. Ceiling light point. Wall mounted radiator.

Upstairs Landing

UPVC double glazed window to the side elevation. Ceiling light point. Panelled doors leading into:

Family Bathroom

9'6" x 6' approx (2.90m x 1.83m approx)

Modern white 3 piece suite comprising panel bath with rainwater shower head attachment above, low level flush W/C and a pedestal wash hand basin. Tiled splash back. 2 x UPVC double glazed windows to the rear elevation. Laminate floor covering. Ceiling light point. Wall mounted radiator. Loft access hatch.

Bedroom 1

12'6" x 10'9" approx (3.81m x 3.28m approx)

2 x UPVC double windows to the front elevation. Laminate floor covering. Ceiling light point. Wall mounted radiator.

Bedroom 2

12'6" x 8'7" approx (3.81m x 2.62m approx)

Built-in wardrobe providing ample and additional storage space. UPVC double glazed window to the rear elevation. Laminate floor covering. Ceiling light point. Wall mounted radiator.

Bedroom 3

9'06" x 7'04" approx (2.90m x 2.24m approx)

UPVC double glazed window to the front elevation. Laminate floor covering. Ceiling light point. Wall mounted radiator.

Front Garden

Property sits in a quiet Cul-De-Sac with tiered garden, laid to lawn front elevation. Pathway leading to front entrance door.

Rear Garden

Corner plot landscaped garden. Large paved patio area. Tiered rockery garden with additional garden laid to lawn. Shrubs and trees planted to the borders. Fencing and hedging to the boundaries. Rendered walls. Secure gated access to the front elevation. Outside security light and water tap.

Council Tax

Local Authority: Gedling

Council Tax Band: B

Agents Notes: Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 20mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone, EE, Three

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defences – No

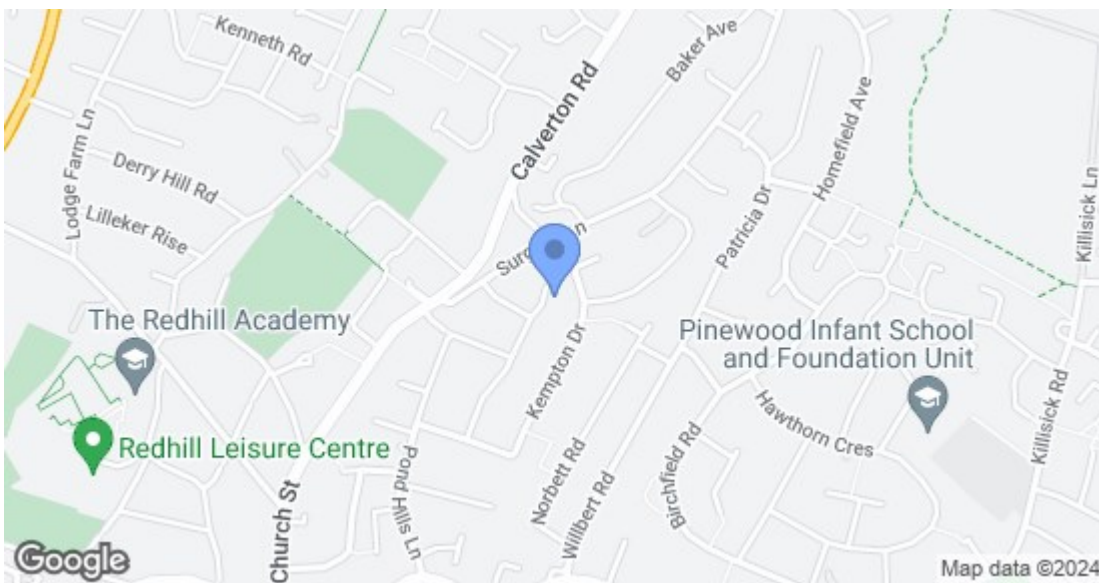
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C		69	
(55-68) D			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.