



Deer Park Drive,
Arnold, Nottingham
NG5 8SF

£400,000 Freehold



****GUIDE PRICE £400-£425,000****

**** UNIQUE FAMILY HOME ****

Robert Ellis Estate Agents are delighted to offer to the market this EXTENDED, FIVE BEDROOM DETACHED FAMILY HOME situated in ARNOLD, NOTTINGHAM.

The property is a stone's throw away from Arnold town centre accommodating local amenities, shops and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City centre and surrounding villages/towns. You have Redhill Academy and Richard Bonington Primary & Nursery within the area, making it ideal for families.

The home has been individually designed by the current owners with double storey extensions to both the side and front of the home, alongside a larger than average extensive plot. The property also benefits from an efficient air source heat pump heating system.

Upon entry, you are welcomed into the hallway which leads to the downstairs WC and lobby. Off the lobby is the through lounge and kitchen diner with fitted units. The kitchen allows access to the utility room and door which leads to the double garage with steps down and electric doors. Steps via the kitchen take you into the large family room with a door leading to the first patio.

The second floor hosts the second bedroom with shower room en suite, third bedroom, fourth bedroom, fifth bedroom, family bathroom with walk in shower and walk through office space with stairs leading to the top floor which is the first double bedroom featuring a Juliette balcony, dressing room and four piece suite en suite.

To the rear is an enclosed garden with patio areas and laid to lawn. The current owners purchased an extra plot of land which allowed the home to be developed as they have, whilst maintaining a very generous garden.

The front of the home offers parking for four cars with two double driveways.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this IMMACULATE OPPORTUNITY- Contact the office on 01 15 648 5485 now to arrange your viewing!



Entrance Hallway

3'4" x 6'8" approx (1.03 x 2.04 approx)

UPVC double glazed opaque composite front door. Vinyl flooring. Wall mounted radiator.

Ground Floor W/C

2'6" x 5'6" approx (0.78 x 1.69 approx)

Sink with hot and cold taps. W/C. Partially tiled walls. Vinyl flooring. Wall mounted radiator. Wooden framed double glazed window.

Lobby

6'0" x 4'9" approx (1.83 x 1.45 approx)

Stairway to first floor landing. Vinyl flooring. Access into Lounge

Lounge

13'6" x 21'2" approx (4.13 x 6.46 approx)

Laminate flooring. Wall mounted radiators. UPVC double glazed windows. Aluminium double glazed sliding doors opening onto patio area and rear garden.

Kitchen Diner

8'7" x 27'9" approx (2.63 x 8.47 approx)

Range of fitted wall and base units with worksurface over. Composite sink with dual heat tap. Breakfast bar. Integrated Neff oven with 4 ring Neff induction hob. Integrated Neff microwave. LVT flooring. Wall mounted radiator. Space and point for freestanding fridge freezer. Space and plumbing for freestanding dishwasher. Wooden framed double glazed window to front.

Family Room

20'9" x 19'1" approx (6.35 x 5.84 approx)

3 x Double wall mounted radiators. Air conditioning unit. Wooden framed double glazed bay window to front. UPVC double glazed sliding doors opening onto second patio area and rear garden. Solid wood flooring.

Utility Room

8'2" x 6'7" approx (2.50 x 2.01 approx)

LVT flooring. Wall mounted radiator. UPVC double glaze window and French door. Space and plumbing for automatic washing machine. Space and point for freestanding tumble dryer. Access into Garage via staircase

Upstairs Landing

11'1" x 6'0" approx (3.38 x 1.83 approx)

Carpeted flooring. Access into Bedrooms 2, 3, 4, 5, Family Bathroom & Storage Cupboard (0.67 x 0.66 m. approx housing heat pump)

Bedroom 2

11'6" x 10'4" approx (3.51 x 3.16 approx)

Sliding door fitted wardrobes. Laminate flooring. Double wall mounted radiator. Wooden framed double glazed window to front

En-Suite

6'3" x 6'6" approx (1.91 x 1.99 approx)

Corner double shower with handheld shower unit. Sink with dual heat tap. W/C. Partially tiled walls. Laminate flooring. Wall mounted radiator. Wooden framed double glazed opaque window to the side

Bedroom 3

14'7" x 8'4" approx (4.47 x 2.56 approx)

Sliding door fitted wardrobes. Laminate flooring. Wall mounted radiator. Wooden framed double glazed window to front

Bedroom 4

5'11" x 9'4" approx (1.82 x 2.86 approx)

Carpeted flooring. Wall mounted radiator. Wooden framed double glazed window to rear

Bedroom 5

8'4" x 9'4" approx (2.55 x 2.86 approx)

Carpeted flooring. Wall mounted radiator. Wooden framed double glazed window to rear

Family Bathroom

6'3" x 7'8" approx (1.93 x 2.36 approx)

Double walk-in shower with handheld waterfall shower head. Sink with hot and cold tap. W/C. Partially tiled walls. Vinyl flooring. Double wall mounted radiator. Wooden framed double glazed opaque window to the rear

Second Lobby / Office

5'3" x 4'11" approx (1.62 x 1.52 approx)

Carpeted flooring. Access into First Floor Landing & Second Floor Landing

Bedroom 1

17'8" x 14'6" approx (5.39 x 4.43 approx)

Solid wood flooring. UPVC double glazed Velux window. UPVC double glazed door onto Juliet balcony. Wall mounted radiator. Air conditioning unit.

Dressing Area

6'0" x 17'9" approx (1.83 x 5.43 approx)

En-Suite

7'6" x 9'11" approx (2.31 x 3.03 approx)

Corner bath with hot and cold tap with handheld shower unit. Corner double shower with handheld shower unit. Sink with hot and cold tap. W/C. Partially tiled walls. Solid wood flooring. Wall mounted radiator. UPVC double glazed opaque Velux window

Front of Property

Block paved driveway. Separate driveway leading to double garage. Parking for up to 4 cars.

Rear of Property

Extensive substantially larger than average plot with patio areas. Steps leading to laid to lawn. Fencing to boundaries.

Garage

20'9" x 21'9" approx (6.34 x 6.65 approx)

Double garage with 2 electric roller shutter doors. Light & Power.

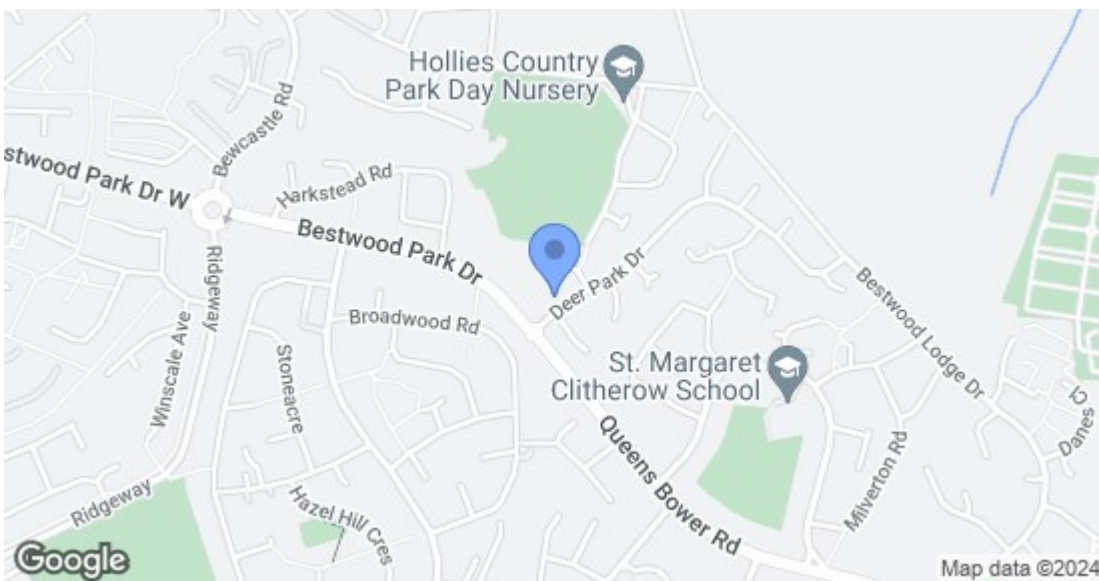
Council Tax

Local Authority: Nottingham

Council Tax Band: D



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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 (CO₂) Rating			
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.