

Victoria Close,  
Arnold, Nottingham  
NG5 8FP

**£265,000 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 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.

Upon entry, you are welcomed into the fitted Kitchen with ample storage and built-in appliances, a doorway leading to the extended open plan Living/Dining Room, On the first floor, we have THREE Good-Sized Bedrooms and a FANTASTIC refitted 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 Driveway providing ample off-the-road hard standing along with access to the Integral Garage.

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



### Front of Property

Double driveway leading up to the Integral Garage. Fencing to the side elevation.

### Kitchen

14'03" x 9'03" approx (4.34m x 2.82m approx)

Modern double glazed composite front door to the side elevation. Tiled flooring. Tiled splashbacks. Wall mounted double radiator. Recessed ceiling spotlights. Pelmet lighting UPVC double glazed windows to the front and side elevation. Range of matching wall and base units incorporating laminate work surfaces over and breakfast bar with space for seating. Built-in display cabinets. 1.5 bowl stainless steel sink and drainer unit with dual heat tap. Integrated double oven with 5 ring gas hob over and built-in extractor hood above. Integrated fridge freezer. Space and plumbing for automatic washing machine. Space and plumbing for freestanding dishwasher. Internal door leading to the extended Dining Room / Living Room offering versatile living space.

### Dining Room

17' x 13' approx (5.18m x 3.96m approx)

UPVC double glazed window to the side elevation. Laminate flooring. 2 x Wall mounted radiators. Ceiling light point. Coving to the ceiling. Under the stairs storage cupboard providing useful additional storage space. Staircase to the First Floor Landing. Open through to Living Room

### Living Room

11'1" x 16'2" approx (3.38m x 4.93m approx)

UPVC double glazed patio door leading out onto the enclosed low maintenance rear garden. Carpeted flooring. 2 x Wall mounted radiators. Ceiling light point. Coving to the ceiling. Feature fireplace with living flame gas fire, mantle and stone surround and hearth.

### First Floor Landing

UPVC double glazed window to the side elevation. Carpeted flooring. Ceiling light point. Loft access hatch. Internal panel doors leading into Bedroom 1, 2, 3, Family Bathroom and Airing Cupboard housing hot water cylinder with additional shelving above.

### Bedroom 1

12'5" x 11' approx (3.78m x 3.35m approx)

UPVC double glazed picture window to the front elevation. Laminate flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Built-in wardrobe providing useful additional storage space.

### Bedroom 2

12 x 9'8" approx (3.66m x 2.95m approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in wardrobe providing useful additional storage space.

### Bedroom 3

8'05" x 7'03" approx (2.57m x 2.21m approx)

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

### Family Bathroom

8'09" x 5'08" approx (2.67m x 1.73m approx)

Linoleum flooring. Tiled splashbacks. Recessed ceiling spotlights. This modern white 3 piece suite comprises of a panel bath with dual heat tap and handheld electrical shower unit above, pedestal wash hand basin with dual heat tap and a low level flush WC. Chrome heated towel rail.

### Rear of Property

Low maintenance enclosed garden with a paved patio area and stone area. Fencing to the boundaries.

### Integral Garage

Up and over door.

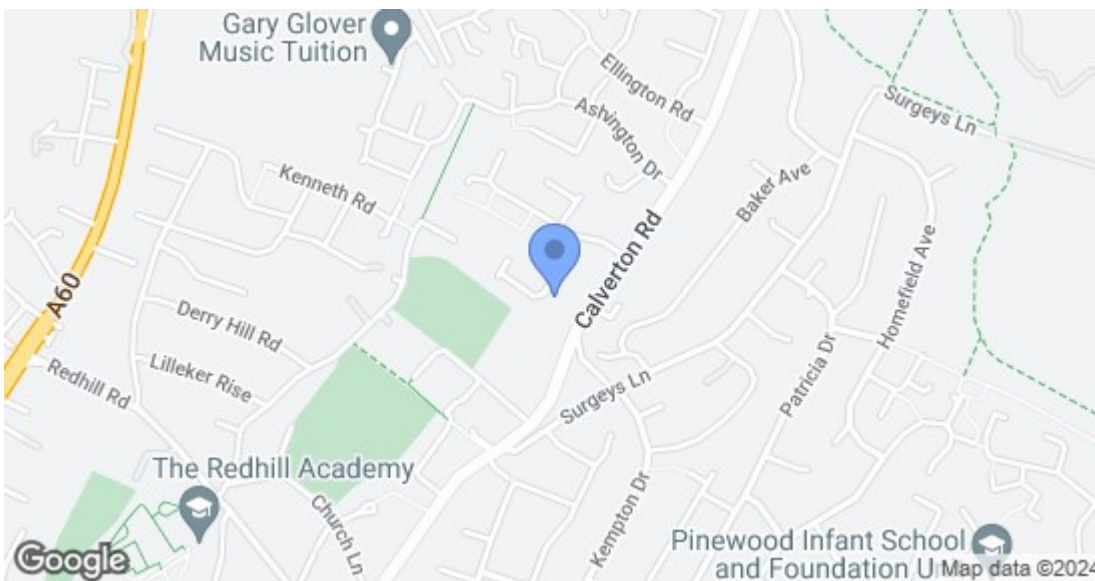
### Council Tax

Local Authority Gedling

Council Tax band B



**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.