



Arnot Hill Road
Arnold, Nottingham NG5 6LJ

A TWO-DOUBLE BEDROOM SEMI-
DETACHED FAMILY HOME SITUATED IN
ARNOLD, NOTTINGHAM

Asking Price £260,000 Freehold



** HEART OF ARNOLD LOCATION **

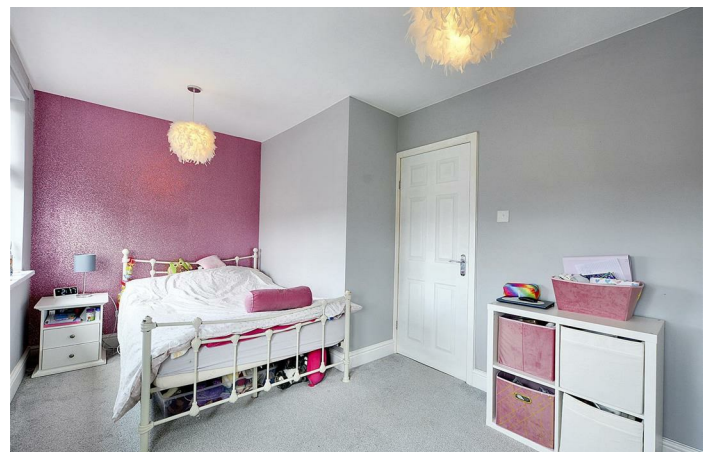
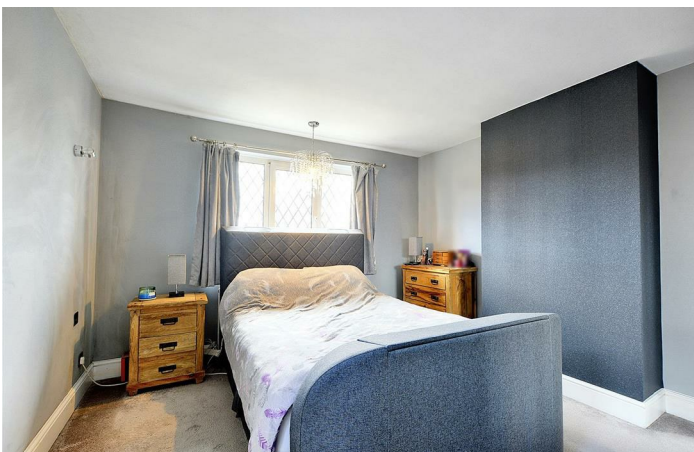
Robert Ellis are delighted to offer to the market this TWO-DOUBLE BEDROOM SEMI-DETACHED FAMILY HOME situated a stone's throw away from Arnold Park and within walking distance from Arnold Town Centre, where you will find local shops, restaurants, bars and transport links. The area also benefits from a good choice of primary and secondary schools, making it ideal for families.

In brief, this property comprises; an entrance porch, hallway, open plan to a spacious extended kitchen/diner, lounge, utility room, downstairs WC. The first floor landing leads to the TWO DOUBLE bedrooms and refitted family bathroom.

To the front of the property there is a carport and driveway for up to two cars. To the rear is a large landscaped enclosed rear garden.

The property benefits from modern conveniences such as Gas Central Heating and Double Glazing.

An early viewing on this property is highly recommended to appreciate the size of the accommodation on offer. Contact the office to arrange your viewing.



Entrance Porch

3'11" x 4'4" approx (1.20 x 1.34 approx)

Double glazed door leading into Entrance Porch. Linoleum flooring. Ceiling light point. Internal door leading into Entrance Hallway

Entrance Hallway

14'8" x 6'11" approx (4.49 x 2.11 approx)

Double glazed window to the side elevation. Tiled flooring. Wall mounted radiator. Ceiling light points. Carpeted staircase to First Floor Landing. Internal doors leading into Lounge, Ground Floor WC and Utility Room. Open through to Kitchen / Family Room

Lounge

11'10" x 18'4" approx (3.62 x 5.59 approx)

Double glazed bay window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Recessed spotlights to ceiling. TV point. Internal door leading down to Cellar

Kitchen / Family Room

10'6" x 21'9" approx (3.21 x 6.63 approx)

Double glazed window to the rear elevation. Tiled flooring. Tiled splashbacks. Wall mounted radiator. Recessed spotlights to ceiling. Range of wall base and drawers units incorporating worksurfaces above and breakfast bar with ample seating space. Belfast sink with dual heat tap above. Integrated dishwasher. Space and point for freestanding gas over. Extractor hood. Space and plumbing for automatic washing machine. Space and point for freestanding fridge freezer. Double glazed French doors leading to the enclosed rear garden

Ground Floor WC

3'10" x 6'0" approx (1.19 x 1.83 approx)

Double glazed opaque window to the front elevation. Carpeted flooring. Ceiling light point. WC. Wall mounted combination boiler (Refitted in 2019) Ceiling access hatch

Utility Room

8'7" x 8'10" approx (2.63 x 2.70 approx)

Carpeted flooring. Wall mounted radiator. Ceiling light point. Space and point for freestanding tumble dryer

First Floor Landing

Carpeted flooring. Ceiling light point. Loft access hatch, Internal doors leading into Bedroom 1, 2 and Family Bathroom

Bedroom 1

8'11" x 16'3" approx (2.72 x 4.96 approx)

Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point

Bedroom 2

11'11" x 12'11" approx (3.65 x 3.95 approx)

2 x Double glazed windows to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point.

Family Bathroom

7'6" x 5'8" approx (2.29 x 1.75 approx)

Double glazed opaque window to the side elevation. Tiled flooring. Tiled splashbacks. Heated towel rail radiator. Recessed spotlights to ceiling. Modern 3 piece suite comprising of a roll top claw foot bath with dual heat tap with hand held shower above, vanity wash hand basin with dual heat tap and storage cupboards below and a low level flush WC

Cellar

8'8" x 9'2" approx (2.66 x 2.80 approx)

Two Sections (2.66 x 1.66 approx & 2.12 x 2.80 approx) Light & Power. Ample space for storage

Front of Property

To the front of the property large paved driveway giving access to the carport providing ample off the road hard standing. Small low maintenance gravel garden. Brick wall, fencing and hedging surrounding. Side access to the rear of property.

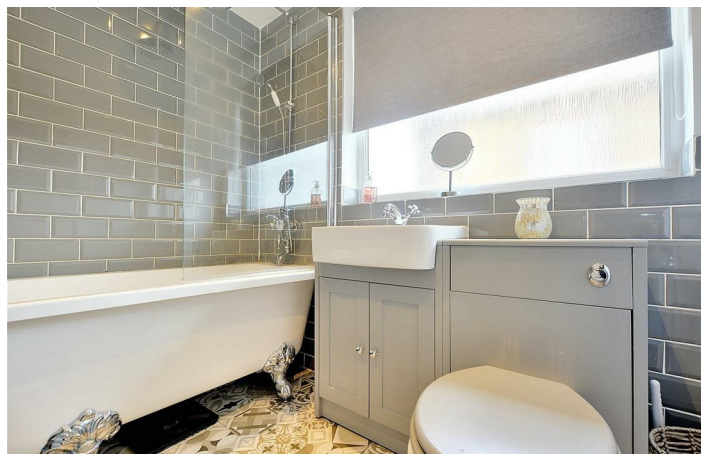
Rear of Property

To the rear of the property there is a large enclosed rear garden there is a landscaped rear garden comprising large Indian sandstone paved patio area and artificial lawn. Fencing and hedges planted to the boundaries.

Council Tax

Local Authority Gedling

Council Tax band B





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		59	
(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.