

**Pondhills Lane**  
**Arnold, Nottingham NG5 8DS**

**Guide Price £260,000 Freehold**

**\*\*GUIDE PRICE £260,000-£270,000\*\***  
**A THREE BEDROOM, DETACHED FAMILY**  
**HOME SITUATED IN ARNOLD,**  
**NOTTINGHAM.**



**\*\*GUIDE PRICE £260,000-£270,000\*\***

**\*\* IDEAL FAMILY HOME \*\***

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

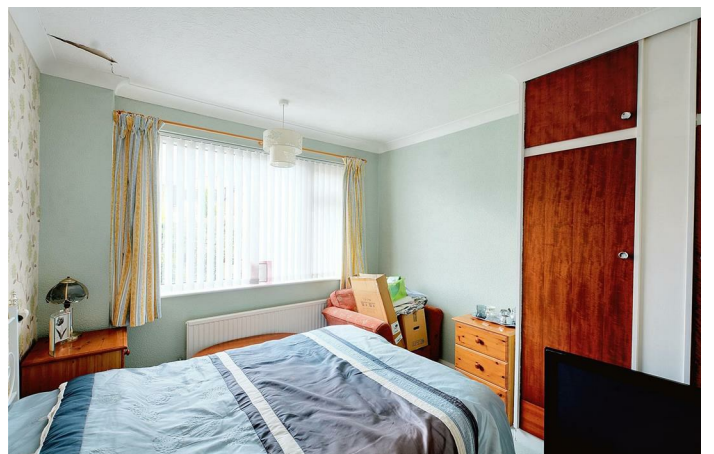
The property is a stone's throw away from Arnold town centre accommodating local amenities, shops and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City centre and surrounding villages/towns. You have Redhill Academy and Richard Bonington Primary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

Upon entry, you are welcomed into the hallway which leads through to the open plan lounge diner, kitchen with fitted units and under stair storage cupboard. Stairs lead to landing, first double bedroom, second double bedroom, third bedroom and family bathroom with walk in double shower.

To the rear is an enclosed garden with patio, laid to lawn and space for shed. The front of the home offers a driveway for at least two cars, with car port and low maintenance garden with laid to lawn and flower beds/ shrubbery.

A viewing is highly recommended to appreciate the SIZE and LOCATION of this unique opportunity.

Contact the office to book in now!



### Entrance Hallway

11'5" x 6'11" approx (3.50 x 2.12 approx)

UPVC double glazed opaque composite front door. UPVC double glazed opaque windows to the front and side elevations. Carpeted flooring. Wall mounted radiator. Ceiling light point. Dado rail. Carpeted staircase to the First Floor Landing. Internal doors leading into Lounge and Kitchen

### Lounge

13'0" x 10'11" approx (3.98 x 3.34 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Dado rail. Feature fireplace with brick surround and wooden mantel. Archway leading through to Dining Room

### Dining Room

9'11" x 9'7" approx (3.04 x 2.94 approx)

UPVC double glazed sliding doors to the rear elevation leading out to the rear patio area. Carpeted flooring. Wall mounted double radiator. Ceiling light point. Coving to the ceiling. Internal door leading into Kitchen

### Kitchen

14'1" x 7'10" approx (4.30 x 2.41 approx)

UPVC double glazed windows to the side and rear elevations. Carpeted flooring. Partially tiled walls. Ceiling light point. Coving to the ceiling. Range of fitted wall and base units incorporating work surface above. Stainless steel sink and drainer unit with swan neck dual heat tap over. Space and point for freestanding cooker. Space and point for freestanding fridge freezer. Space and plumbing for automatic washing machine and dishwasher. Under the stairs storage cupboard (1.67 x 0.91 m approx.) with carpeted flooring and single glazed wooden framed opaque window to the side elevation. UPVC double glazed door to the side elevation leading to the carport.

### First Floor Landing

8'1" x 7'11" approx (2.48 x 2.43 approx)

UPVC double glazed opaque window to the side elevation. Carpeted flooring. Ceiling light point. Coving to the ceiling. Loft access hatch. Internal doors leading into Bedroom 1, 2, 3 and Family Bathroom

### Bedroom 1

11'11" x 11'0" approx (3.64 x 3.36 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Fitted wardrobes

### Bedroom 2

11'0" x 10'0" approx (3.36 x 3.06 approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Fitted wardrobes

### Bedroom 3

7'10" x 6'11" approx (2.41 x 2.12 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Fitted wardrobes

### Family Bathroom

8'4" x 7'10" approx (2.56 x 2.41 approx)

UPVC double glazed windows to the side and rear elevation. Carpeted flooring. Partially tiled walls. Wall mounted towel radiator. Recessed light points. Modern 3 piece suite comprising of a walk-in double shower enclosure with water fall shower head and handheld shower head, hand wash basin with dual heat tap and a low level flush WC. Airing cupboard (0.73 x 0.62 m approx.) housing water tank

### Front of Property

To the front of the property there is a driveway and car port providing off the road parking for at least 2 cars and a low maintenance front garden offering laid to lawn with flowerbeds surrounding.

### Rear of Property

To the rear of the property there is an enclosed rear garden with a patio area, steps leading to a laid to lawn and flower beds and shrubbery to the side elevations. Space for a shed.

### Carport

Gated access to the rear garden

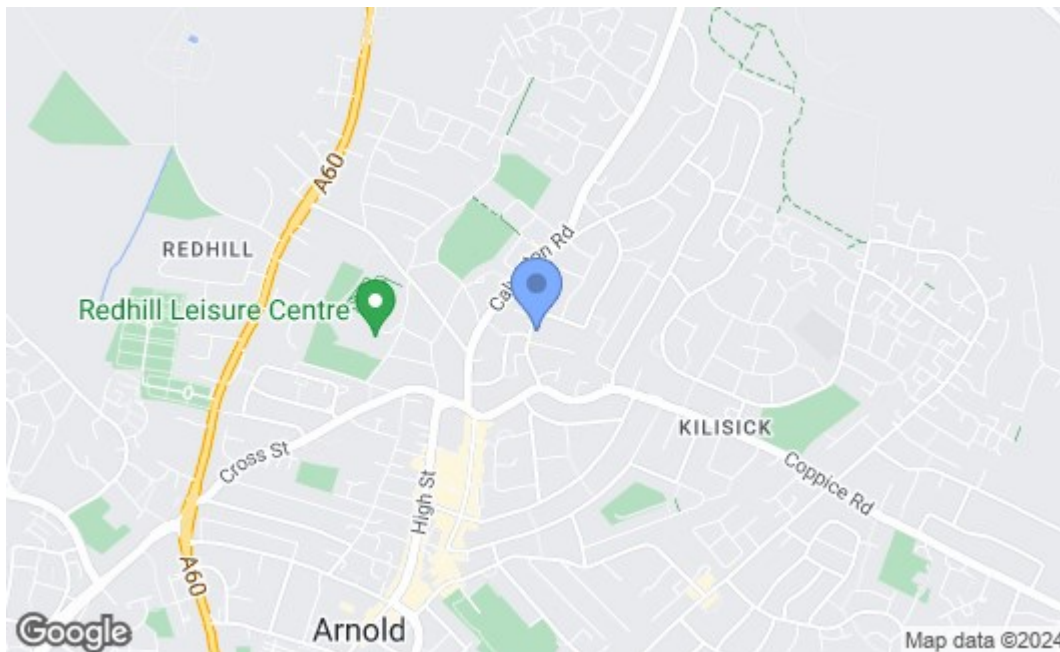
### Council Tax

Local Authority Gedling

Council Tax band C



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		55	
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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.