



**Gorman Court**  
**Arnold, Nottingham NG5 7LR**

A THREE BEDROOM, EXTENDED  
DETACHED HOME IN ARNOLD,  
NOTTINGHAM.

**Guide Price £310,000 Freehold**



\*\* GUIDE PRICE £310,000 - £320,000 \*\*

Robert Ellis Estate Agents are delighted to offer to the market this SPACIOUS THREE BEDROOM, EXTENDED DETACHED HOME situated close to Arnold Town Centre, Nottingham.

Situated on a cul-de-sac in a highly popular location within reach of the various local amenities Arnold has to offer including shops, eateries, excellent transport links into the City Centre and is within catchment to great schools including Arnold Hill Academy and many more.

Upon entry, the entrance hallway leads through to the living room with a large window and feature fireplace, doors leading into the refitted dining/kitchen with a door leading into the conservatory offering an additional reception room.

The stairs leading to the landing, the first double bedroom with a wardrobe and large window, the second double bedroom with fitted wardrobes, the third single bedroom with fitted wardrobes, and a family bathroom featuring a three-piece suite.

To the front is a large block paved driveway for several cars leading to the carport and garage with gated access to the rear garden. To the rear there is a landscaped low-maintenance garden with artificial lawn and patio areas.

A viewing is HIGHLY recommended to appreciate the size and location of this superb family home! Contact the office to arrange your viewing.



### Entrance Hallway

6'6 x 6'05 approx (1.98m x 1.96m approx)

UPVC double glazed leaded door to the side elevation leading into Entrance Hallway. UPVC double glazed windows to front and side elevations. Feature tiling to floor. Wall mounted radiator. Ceiling light point. Built-in meter cupboard. Carpeted staircase leading to the First Floor Landing. Glazed panel door leading to Living Room

### Living Room

14'10 x 13'01 approx (4.52m x 3.99m approx)

UPVC double glazed picture window to the front elevation. Laminate flooring. Wall mounted radiator. Ceiling light point. Feature fireplace incorporating stone hearth and surround with inset living flame gas fire. Under the stairs storage cupboard. Internal glazed French door leading to open plan Kitchen Diner

### Kitchen Diner

11' x 18' approx (3.35m x 5.49m approx)

UPVC double glazed windows to the side and rear elevations. Laminate flooring. Recessed spotlights to ceiling. Ceiling light point. Range of matching wall and base units incorporating laminate worksurfaces above. Stainless steel sink with swan neck dual heat tap. Integrated eye level AEG oven. Gas hob with extractor unit above. Space and point for freestanding American style fridge freezer. Space and plumbing for automatic washing machine. UPVC double glazed door leading to the landscaped rear garden. UPVC double glazed French doors leading through to Conservatory

### Conservatory

9'11 x 9'07 approx (3.02m x 2.92m approx)

UPVC double glazed windows to the side and rear elevations. Tiled flooring. UPVC double glazed French doors leading to block paved patio area and low maintenance landscaped rear garden

### First Floor Landing

UPVC double glazed window to the side elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Loft access hatch with built-in ladder. Internal doors leading into Bedroom 1, 2, 3 and Family Bathroom

### Bedroom 1

11'11 x 12'7 approx (3.63m x 3.84m approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in wardrobes with mirrored doors providing ample storage space. Built-in airing cupboard housing gas central heating combination

### Bedroom 2

10'04 x 9'08 approx (3.15m x 2.95m approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in wardrobes with mirrored doors providing ample storage space

### Bedroom 3

9'08 x 7' approx (2.95m x 2.13m approx)

UPVC double glazed window to the side elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in wardrobes providing ample storage space

### Family Bathroom

7'04 x 6'03 approx (2.24m x 1.91m approx)

UPVC double glazed window to the rear elevation. Tiled splashbacks. Wall mounted heated towel radiator. Ceiling light point. Modern white 3 piece suite comprising of a corner panel bath with mixer shower attachment above, semi recess vanity wash hand basin with dual heat tap and storage cupboards below and a low level flush WC

### Front of Property

The property sits towards the head of a quiet cul-de-sac with a large block paved driveway providing a plot for a vehicle hardstanding. Car port and further brick-built garage. Fencing to the boundaries

### Rear of Property

To the rear of the property there is a landscaped rear garden incorporating a large block paved patio area leading to an artificial law. Shrubbery planted to the borders. Fencing and hedging to the boundaries.

### Garage

12'11" x 12'11" approx (3.7 x 3.7 approx)

Brick-built garage. Up and over door

### Council Tax

Local Authority Gedling

Council Tax band C

### Agents Notes: Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 29mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone, EE

Sewage – Mains supply

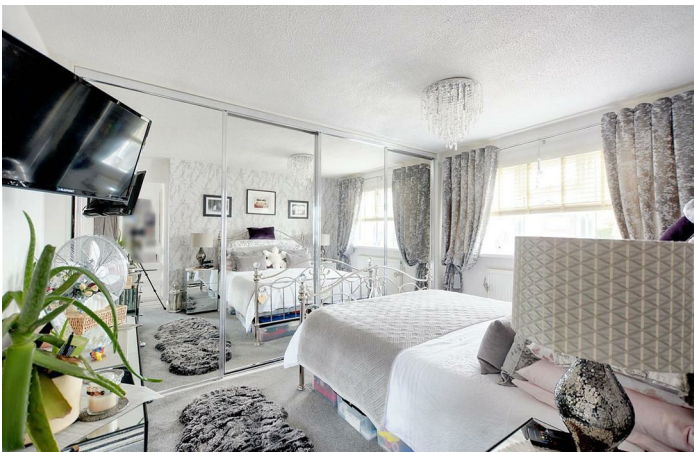
Flood Risk – No flooding in the past 5 years

Flood Defences – No

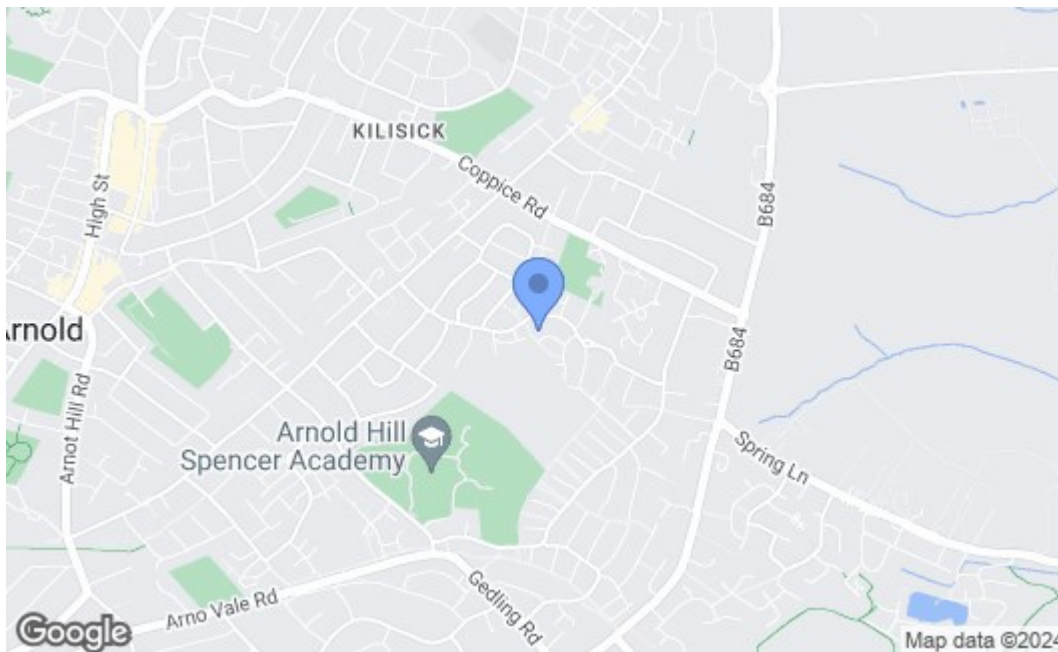
Non-Standard Construction – No

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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		67	82
<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.