



James Street
Arnold, Nottingham NG5 7BE

Guide Price £290,000 Freehold

A THREE BEDROOM DETACHED FAMILY
PROPERTY WITH TWO RECEPTION
ROOMS AND EN-SUITE TO THE MASTER
BEDROOM.



GUIDE PRICE £290,000 - £300,000

ROBERT ELLIS IS DELIGHTED TO OFFER FOR SALE THIS BEAUTIFULLY PRESENTED THREE-BEDROOM DETACHED HOME IN A SOUGHT-AFTER LOCATION

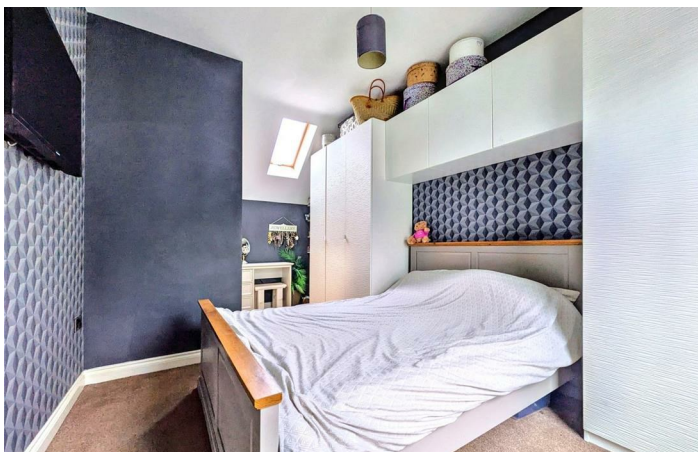
Blending contemporary style with practicality, this well-presented home is ideally situated just a short walk from Arnold town centre, highly regarded schools such as Arnold Mill and Redhill, and excellent commuter links—making it perfect for families and professionals alike.

Upon entering, you are welcomed by a spacious entrance hall leading to a bright and airy reception room, which seamlessly flows into a conservatory with bi-fold doors, creating an effortless indoor-outdoor living experience. The modern fitted kitchen offers ample space for a dining table and chairs, making it the heart of the home. Adjacent, a convenient utility room and ground floor W/C add to the functionality of this fantastic space.

Upstairs, three generously sized bedrooms await, including a full-length master bedroom with fitted wardrobes and a stylish en-suite bathroom. A well-appointed family bathroom serves the remaining bedrooms, completing the upper floor.

Externally, the property boasts double-gated access providing off-road parking, with additional on-street parking available. The rear garden has been designed for low maintenance, featuring an artificial lawn and a paved patio—perfect for entertaining and outdoor relaxation.

This stunning home is ready to move into—call Robert Ellis today to arrange your viewing!



Front of Property

To the front of the property there are double gates providing access to off road parking with additional on street parking located to the front of the property.

Entrance Hallway

11'11" x 6'11" approx (3.38m x 2.11m approx)

Modern composite door to the front elevation providing access into inner entrance hallway, stairs leading to the first floor landing, wall mounted radiator, built-in storage cupboard, laminate flooring, panelled doors leading off to rooms.

Living Room

16'11" x 12' approx (5.16m x 3.66m approx)

UPVC double glazed window to the front elevation, French doors providing access to the conservatory, wall mounted radiator.

Conservatory

13'2" x 9'6" approx (4.01m x 2.90m approx)

Double glazed bi-fold doors providing access to low maintenance landscaped garden, double glazed glass roof providing natural light to the space, laminate flooring offering fantastic additional reception space.

Dining Kitchen

16'11" x 9'4" approx (5.16m x 2.84m approx)

UPVC double glazed window to the front elevation, a range of matching wall and base units incorporating laminate work surfaces over, 1 1/2 bowl stainless steel sink with mixer tap above, space and point for freestanding cooker with stainless steel extractor hood over, wall mounted radiator, laminate wood flooring, UPVC double glazed window and door leading through to the utility room.

Utility Room

Space and plumbing for washing machine and dryer, tiling to the floor, polycarbonate roof, two UPVC double glazed doors to the front and rear elevations, wall mounted radiator.

First Floor Landing

UPVC double glazed window to the front elevation, wall mounted radiator, doors leading off to rooms.

Bedroom One

16'11" x 9'7" approx (5.16m x 2.92m approx)

UPVC double glazed window to the front elevation, Velux window, wall mounted radiator, carpeted flooring, fitted wardrobes, door leading to en-suite shower room.

En-Suite Bathroom

5'10" x 5'11" approx (1.78m x 1.80m approx)

Three piece suite comprising low level flush WC, pedestal wash hand basin, panelled bath with mains fed shower above, wall mounted radiator, extractor fan, tiled splashbacks, vinyl floor covering.

Bedroom Two

11'7" x 8'9" approx (3.53m x 2.67m approx)

UPVC double glazed window to the side elevation, carpeted flooring, Velux roof light, wall mounted radiator, loft access hatch to partially boarded out loft space.

Bedroom Three

11'6" x 7'9" approx (3.51m x 2.36m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring.

Family Bathroom

6'10" x 5'5" approx (2.08m x 1.65m' approx)

Three piece suite comprising low level flush WC, pedestal wash hand basin, panelled bath with mains fed shower over, wall mounted radiator, Velux roof light to the rear elevation.

Rear of Property

To the rear of the property there is a low maintenance landscaped enclosed rear garden with artificial lawn, raised flower beds with a range of plants and shrubs to the borders, fencing to the boundaries, additional paved patio area providing fantastic low maintenance entertaining space.

Agents Notes: Additional Information

Council Tax Band: C

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

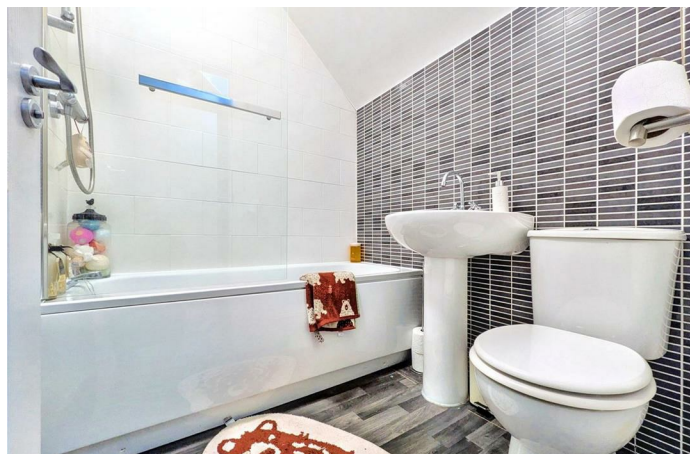
Flood Risk: No flooding in the past 5 years

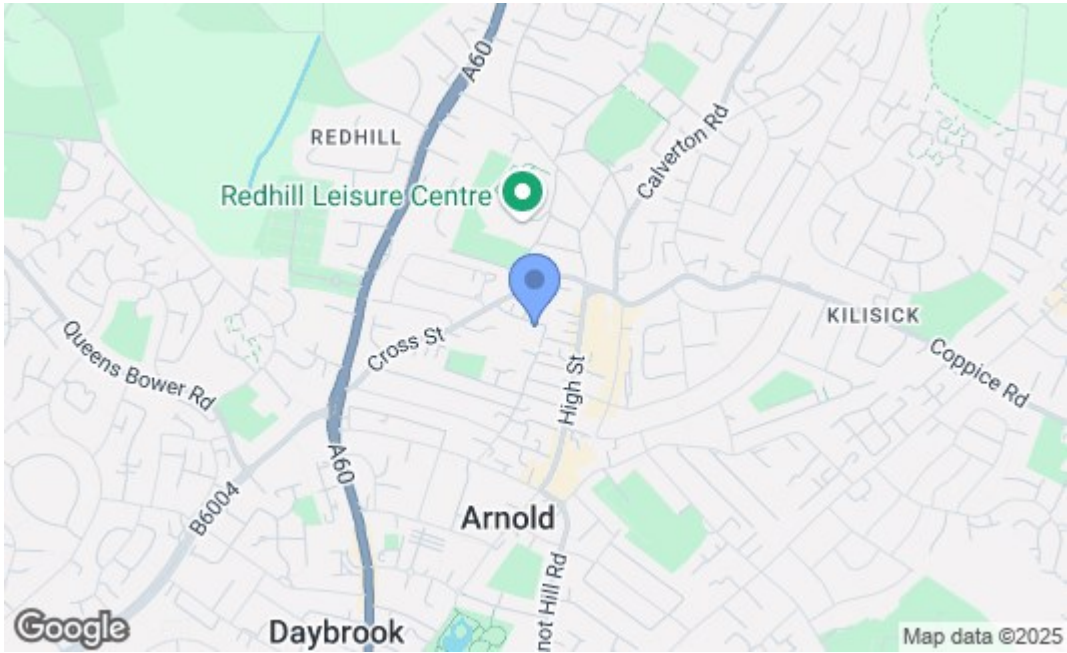
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(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 (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.