

**Tyburn Close
Arnold, Nottingham NG5 9PL**

Guide Price £260,000 Freehold

****GUIDE PRICE £260,000 - £270,000!**
A SPACIOUS THREE BEDROOM DETACHED
FAMILY PROPERTY**



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CALLING ALL FAMILIES – CORNER PLOT DETACHED HOME IN A SOUGHT-AFTER CUL-DE-SAC

Robert Ellis Estate Agents are pleased to bring to the market this well-presented THREE BEDROOM DETACHED FAMILY HOME, occupying a generous corner plot within a popular cul-de-sac location. With three versatile reception rooms, this spacious home offers fantastic potential for growing families or those looking for extra living space.

Situated close to excellent local schools, transport links, and everyday amenities, the property is perfectly placed for easy access to Nottingham City Centre and surrounding areas.

The accommodation briefly comprises: entrance hallway, three reception rooms, fitted kitchen, three good-sized bedrooms and a family bathroom. Outside, the property boasts a large driveway providing off-road parking for multiple vehicles, a garage, and a south facing rear garden – ideal for entertaining or relaxing.

Further benefits include gas central heating, double glazing throughout, and the advantage of being located on a larger-than-average plot.

A viewing comes highly recommended to fully appreciate the space and potential on offer. Contact Robert Ellis today to arrange your appointment.



Front of Property

To the front of the property there is a spacious tarmac driveway providing ample off the road vehicle hardstanding, brick built wall to the boundary with additional driveway to the side providing further vehicle storage, external security lighting.

Entrance Hallway

16'6 x 5'11 approx (5.03m x 1.80m approx)

UPVC double glazed door to the front elevation with fixed UPVC double glazed leaded window to the side, carpeted staircase leading to the first floor landing, coving to the ceiling, recessed spotlights to the ceiling, laminate floor covering, wall mounted radiator, additional UPVC double glazed window to the side elevation creating a bright open space, large storage cupboard providing further cloakroom storage, dado rail, understairs storage space with panelled doors leading off to;

Ground Floor WC

2'8 x 5'1 approx (0.81m x 1.55m approx)

Low level flush WC, corner vanity wash hand basin with tiled splashbacks, part panelling to the walls, window to the side elevation, ceiling light point, laminate floor covering.

Fitted Kitchen

11'1 x 7'07 approx (3.38m x 2.31m approx)

A range of matching wall and base units incorporating laminate worksurfaces above, 1 1/2 bowl sink with mixer tap over; space and plumbing for automatic washing machine, space and plumbing for freestanding dishwasher, four ring gas hob with built in extractor hood over, integrated oven, integrated fridge and freezer, tiled splashbacks, tiling to the floor, ceiling light point, UPVC double glazed window to the side elevation, UPVC double glazed door providing access to the enclosed rear garden, panelled door leading through to;

Dining Room

8'11 x 13'07 approx (2.72m x 4.14m approx)

Ceiling light point, wall light points, coving to the ceiling, wall mounted radiator, dado rail, internal glazed French doors leading through to the living room, sliding double glazed patio doors leading through to the conservatory.

Conservatory

9'6 x 9'9 approx (2.90m x 2.97m approx)

With double glazed windows to the side and rear elevations, sliding double glazed patio doors leading to the enclosed rear garden, ceiling light point incorporating a fan, opening windows to the side elevations.

Living Room

14' x 10'8 approx (4.27m x 3.25m approx)

UPVC double glazed leaded window to the front elevation, wall mounted double radiator, ceiling light point, ceiling rose, coving to the ceiling, wall light points, feature fireplace incorporating living flame gas fire, stone surround, slate hearth with wooden mantle over, internal door leading to the entrance hallway with glazed internal bi-fold doors leading through to the dining room.

First Floor Landing

UPVC double glazed window to the side elevation, loft access hatch, recessed spotlights to the ceiling, coving to the ceiling, dado rail, panelled doors leading off to;

Family Bathroom

6'2 x 6'01 approx (1.88m x 1.85m approx)

With a white three piece suite comprising panelled bath incorporating Triton electric shower over, pedestal wash hand basin, low level flush WC, tiled splashbacks, UPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator, extractor fan, linoleum floor covering.

Airing Cupboard

3'8 x 3' approx (1.12m x 0.91m approx)

Housing main gas central heating combination boiler providing instant hot water and central heating to the property, shelving providing useful additional storage space.

Bedroom Two

14' x 10'3 approx (4.27m x 3.12m approx)

UPVC double glazed picture window to the rear elevation overlooking the garden, wall mounted radiator, ceiling light point, coving to the ceiling, built-in wardrobes providing ample storage space with sliding mirrored doors.

Bedroom One

14'4 x 9'8 approx (4.37m x 2.95m approx)

UPVC double glazed leaded picture window to the front elevation, wall mounted radiator, ceiling light point.

Bedroom Three

9'05 x 6'10 approx (2.87m x 2.08m approx)

UPVC double glazed leaded picture window to the front elevation, wall mounted radiator, dado rail, coving to the ceiling, recessed spotlights to the ceiling, built-in wardrobe over the stairs providing useful additional storage space.

Rear of Property

To the rear of the property there is a spacious south facing enclosed landscaped rear garden incorporating patio area, security lighting, outdoor water tap, secured gated access to the front of the property, garden laid to lawn with fencing and hedges to the boundaries.

This garden offers a private secluded area with access to the freestanding concrete sectional garage.

Garage

8'1 x 17'7 approx (2.46m x 5.36m approx)

Concrete sectional garage with light and power, windows to the sides, side access door.

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 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

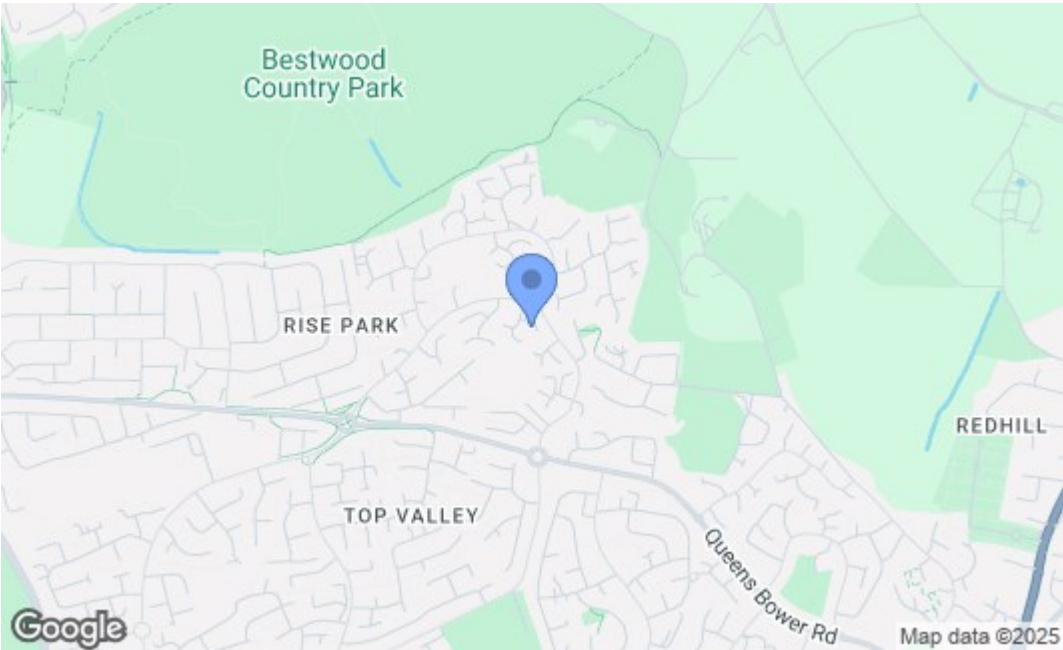
Flood Defences: No

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		83
(81-91) B		
(69-80) C	69	
(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.