



**Homefield Avenue  
Arnold, Nottingham NG5 8GA**

A SPACIOUS THREE-BEDROOM DETACHED  
FAMILY PROPERTY WITH MODERN  
REFITTED KITCHEN AND BATHROOM.

**Asking Price £340,000 Freehold**





## A BEAUTIFULLY RENOVATED THREE BEDROOM DETACHED HOME IN ARNOLD

Robert Ellis are delighted to welcome to the market this immaculately presented and fully refurbished three bedroom detached property, ideally located in the ever-popular area of Arnold, Nottingham.

This stylish home is perfect for buyers looking for something they can move straight into, with modern finishes throughout and open views across Arnold and beyond.

To the ground floor, the property offers a bright entrance hallway, spacious living room, and a stunning open plan kitchen diner with integrated appliances and bi-fold doors opening out onto the rear garden – ideal for summer entertaining. A useful ground-floor WC completes the downstairs accommodation.

To the first floor are three well-proportioned bedrooms, all serviced by a modern four-piece family bathroom suite.

Externally, the property boasts a driveway providing off-road parking to the front, while to the rear is a private and enclosed garden featuring a decked patio seating area and a well-maintained lawn, perfect for families or those who love to host.

Early viewing is highly recommended to appreciate the quality and presentation on offer.



### Entrance Hallway

15'03 x 7'10 approx (4.65m x 2.39m approx)

Modern double glazed composite door to the front elevation leading into the entrance hallway comprising UPVC double glazed window to the side elevation, wall mounted double radiator, feature parquet flooring, carpeted staircase leading to the first floor landing with feature glass balustrades, ceiling light point, coving to the ceiling, panelled doors leading off to:

### Ground Floor Cloakroom

3'9 x 5'08 approx (1.14m x 1.73m approx)

UPVC double glazed window to the front elevation, low level flush WC, pedestal wash hand basin, mosaic tiled splashbacks, wall mounted Potterton gas central heating combination boiler providing hot water and central heating to the property.

### Open Plan Kitchen Diner

19'08 x 12'10 approx (5.99m x 3.91m approx)

### Kitchen Area

11'05 x 9'10 approx (3.48m x 3.00m approx)

With a range of impressive contemporary wall and base units incorporating quartz worksurfaces over, stainless steel undercounter sink with feature swan neck mixer tap above, tiled splashbacks, UPVC double glazed window to the rear elevation with picturesque views, integrated fridge freezer, integrated dishwasher, integrated oven with four ring induction hob over and extractor hood to ceiling, island unit providing additional seating space, linoleum floor covering, feature vertical radiator, recessed spotlights to the ceiling, built-in extractor hood, coving to the ceiling, door to pantry, UPVC double glazed door to the side elevation, open through to dining area.

### Dining Area

12'11 x 11'01 approx (3.94m x 3.38m approx)

Parquet flooring, internal bi-folding glazed doors leading into the living room, double glazed bi-fold doors to the rear elevation leading to the rear decked area, recessed spotlights to the ceiling, coving to the ceiling, inset speakers, wall mounted double radiator, open through to refitted modern kitchen.

### Living Room

14'2 x 11' approx (4.32m x 3.35m approx)

UPVC double glazed bay window to the front elevation, coving to the ceiling, ceiling light point, shelving to chimney recess, feature fireplace nook, internal bi-folding doors leading through to the dining area, glazed door leading to the inner entrance hallway, carpeted flooring, wall mounted double radiator.

### First Floor Landing

7'11 x 8'08 approx (2.41m x 2.64m approx)

UPVC double glazed window to the side elevation, loft access hatch, ceiling light point, coving to the ceiling, feature glass balustrades, panelled doors leading off to:

### Family Bathroom

8'10 x 8'2 approx (2.69m x 2.49m approx)

Modern four-piece suite comprising panelled bath with mixer shower

attachment over, walk-in shower enclosure featuring rainwater shower head above, pedestal wash hand basin, low level flush WC, tiled splashbacks, tiling to the floor, chrome heated towel rail, recessed spotlights to the ceiling, extractor fan, UPVC double glazed windows to the rear and side elevations.

### Bedroom Two

11'03 x 10'09 approx (3.43m x 3.28m approx)

UPVC double glazed picture window to the rear elevation offering impressive views over Arnold, wall mounted double radiator, ceiling light point, built-in wardrobe with sliding doors providing ample additional storage space.

### Bedroom One

11'02 x 14'04 approx (3.40m x 4.37m approx)

UPVC double glazed sectional bay window to the front elevation, wall mounted radiator, ceiling light point, coving to the ceiling, built-in wardrobes, wall mounted double radiator, feature wall with part panelling.

### Bedroom Three

8'01 x 7'11 approx (2.46m x 2.41m approx)

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

### Outside

#### Front of Property

To the front of the property there is a double block paved driveway providing ample off the road vehicle hardstanding, raised flowerbed with mature shrubs and trees planted the borders, brick built wall to the front boundary, secure gated access to the rear of the property.

#### Rear of Property

To the rear of the property there is an enclosed landscaped rear garden with picturesque views over Nottingham, raised decked area offering additional seating space, external security lighting, secure gated access to the front of the property, garden laid to lawn with additional garden store to the rear of the garden, fencing to the boundaries, outdoor power socket.

### 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 8mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

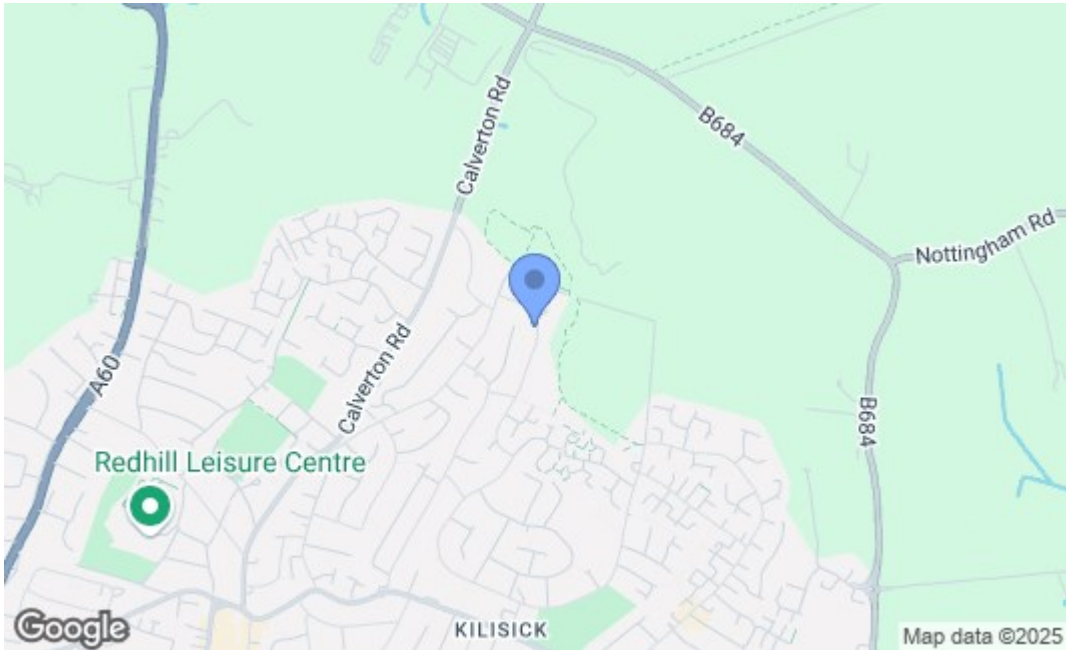
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(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 <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		
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.