



**Kirkley Gardens  
Arnold, Nottingham NG5 7GF**

**£325,000 Freehold**

SPACIOUS AND WELL-PRESENTED THREE  
BEDROOM DETACHED FAMILY HOME –  
KIRKLEY GARDENS, NG5

GUIDE PRICE £325,000 - £350,000.





Located in a quiet and sought-after cul-de-sac within the popular NG5 area, this spacious three bedroom detached property offers the ideal setting for family life. With excellent access to nearby schools, parks, and the local high street, it combines the best of peaceful suburban living with everyday convenience right on your doorstep.

The property stands proudly on a generous plot, offering off-road parking and a detached double garage, perfect for vehicles or additional storage. The home also benefits from landscaped front and rear gardens, providing attractive outdoor spaces that are ideal for both relaxing and entertaining.

One of the standout features is the fully insulated and soundproofed outbuilding, currently used as a dedicated music room. Whether you're a musician, need a private home office, or are simply looking for a peaceful retreat, this space offers flexible use to suit a range of lifestyles.

Upon entering the property through the practical porch extension, you're greeted by a bright and welcoming entrance area that also adds to the home's energy efficiency. This leads into a spacious hallway, complete with useful understairs storage – perfect for keeping day-to-day clutter neatly out of sight.

The modern kitchen is well-equipped and designed for both functionality and style. It features integrated appliances including an oven, hob, and extractor fan, as well as a built-in pantry, ample cupboard space, and side access to the garden. There is also room for a dining area, making it an ideal space for family meals or casual gatherings.

The heart of the home is the large double reception room, which provides flexible living and dining space. With dual aspect windows allowing in plenty of natural light, a feature log burner for cosy winter evenings, and sliding doors opening directly onto the rear garden, this room truly offers year-round comfort and versatility.

Upstairs, the property continues to impress with two generous double bedrooms, each offering plenty of space for furnishings and storage. A third, well-sized single bedroom makes an ideal child's room, guest bedroom, or study. The spacious four-piece family bathroom is finished to a high standard and includes a separate bath and a double shower, catering to the needs of a busy household.

Additional benefits include generous loft storage, gas central heating, and double glazing throughout.

This is a superb family home in a desirable residential location, offering space, style, and flexibility both inside and out. Early viewing is strongly recommended to fully appreciate everything this fantastic property has to offer.





### Entrance Porch

3'11" x 9'6" approx (1.2 x 2.9 approx)

UPVC double glazed entrance door to the side elevation leading into the entrance porch comprising UPVC double glazed window to the front and side elevations, UPVC double glazed door leading through to the entrance hallway, UPVC double glazed window to the rear elevation, tiled flooring.

### Entrance Hallway

12'9" x 8'2" approx (3.9 x 2.5 approx)

UPVC double glazed window to the front and side elevations, UPVC double glazed door leading through to the entrance porch, carpeted staircase leading to the first floor landing, laminate floor covering, wall mounted radiator, panelled door leading through to the kitchen.

### Kitchen

23'3" x 9'2" approx (7.1 x 2.8 approx)

Laminate floor covering, wall mounted vertical radiator, door to pantry providing useful additional storage space, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap, integrated oven, induction hob with extractor hood over, UPVC double glazed window to the rear elevation, UPVC double glazed door to the side elevation providing access to the rear garden, door leading through to the lounge.

### Lounge

27'10" x 13'1" approx (8.5 x 4.0 approx)

This dual aspect lounge benefits from having a large UPVC double glazed window to the front elevation, UPVC double glazed sliding door leading out to the rear garden, carpeted flooring, two UPVC double glazed windows to the side elevation, wall mounted radiators, coving to the ceiling, tiled fireplace with log burner, wall light points.

### First Floor Landing

7'6" x 9'6" approx (2.3 x 2.9 approx)

Carpeted flooring, loft access hatch, coving to the ceiling, panelled doors leading off to:

### Bedroom One

13'1" x 13'1" approx (4.0 x 4.0 approx)

Carpeted flooring, UPVC double glazed window to the front elevation, coving to the ceiling, wall mounted radiator.

### Bedroom Two

14'1" x 11'9" approx (4.3 x 3.6 approx)

Carpeted flooring, UPVC double glazed window to the rear elevation, coving to the ceiling, wall mounted radiator.

### Bedroom Three

9'6" x 8'2" approx (2.9 x 2.5 approx)

Carpeted flooring, UPVC double glazed window to the front elevation, coving to the ceiling, wall mounted radiator.

### Family Bathroom

9'10" x 9'6" approx (3.0 x 2.9 approx)

Linoleum floor covering, tiled flooring, wall mounted radiator, WC, handwash basin with separate hot and cold taps, WC, panelled bath with separate hot and cold taps, walk-in shower enclosure with electric shower over.

### Outside

#### Front of Property

To the front of the property there is a gated driveway providing off the road parking for multiple cars, front gravelled garden with a range of plants and shrubbery planted throughout.

#### Rear of Property

To the rear of the property there is an enclosed rear garden with pergola providing outdoor indoor living space leading out to paved patio area and pathway leading to an artificial lawn, access to the garage, access to the outbuilding, fencing to the boundaries, outdoor power and water tap.

### Garage

21'11" x 19'8" approx (6.7 x 6.0 approx)

Roller shutter door to the front elevation, side access door to the side elevation, power and lighting, access door to the rear elevation, a range of base units and shelving providing useful ideal workshop space.

### Outbuilding

14'9" x 9'10" approx (4.5 x 3.0 approx)

UPVC double glazed door to the front elevation, UPVC double glazed window to the front elevation, power and lighting, ideal home office, home gym or workspace subject to the buyers needs and requirements.

### 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 12mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

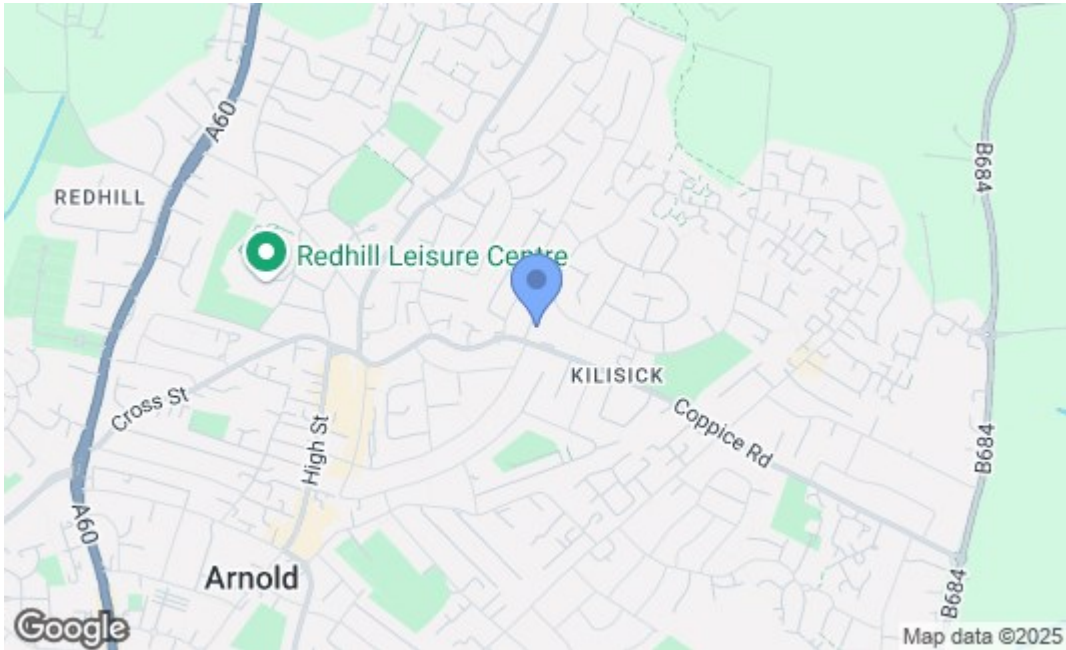
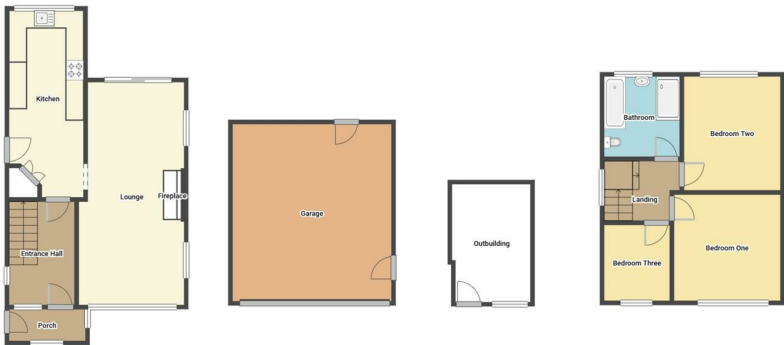
Flood Defences: No

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