



**Quantock Close  
Arnold, Nottingham NG5 9QA**

**Guide Price £230,000 Freehold**

A SPACIOUS THREE-BEDROOM  
BUNGALOW SET IN A QUIET CUL-DE-SAC,  
FEATURING A CORNER PLOT WITH A  
SUNTRAP GARDEN.





\*\*\* Price Guide £230,000- £240,000\*\*\*

Tucked away in a quiet cul-de-sac in a popular residential area, this three-bedroom detached bungalow offers a rare opportunity for renovation on a generous corner plot, just moments from the stunning Bestwood Country Park.

Set on a sizeable plot with a sun-drenched garden, the property offers fantastic potential both inside and out. Internally, the layout includes three well-proportioned double bedrooms, two spacious reception rooms, a family bathroom, and an extended conservatory that provides additional living space with views over the garden.

There is no shortage of storage here, with an integral garage, several storage rooms, and a useful brick-built outbuilding. The property also benefits from a large loft area offering future development potential, subject to necessary consents. A recently fitted boiler provides peace of mind as part of the property's solid foundations.

While the interior would benefit from modernisation, this home presents an excellent blank canvas for buyers looking to create a personalised space in a well-connected and peaceful setting. Nearby, you'll find highly regarded schools, excellent transport links, and beautiful open green spaces, ideal for families and outdoor lovers alike.

This is a fantastic opportunity to secure a spacious home in a sought-after location with huge scope to add value. Early viewing is recommended.



### Entrance Hallway

UPVC double glazed entrance door to the side elevation leading into the entrance hallway comprising wall mounted radiator, archway, access to the loft, storage cupboard, doors leading off to:

### Lounge

10'9" x 8'2" approx (3.3 x 2.5 approx)

UPVC double glazed window to the conservatory, wall mounted radiators, fireplace, doors leading off to:

### Kitchen

10'5" x 10'2" approx (3.2 x 3.1 approx)

UPVC double glazed window to the rear elevation, door leading through to the conservatory, window leading to the conservatory, linoleum floor covering, a range of matching wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, integrated oven with four ring gas hob over and extractor hood above, wall mounted radiator.

### Conservatory

12'1" x 13'9" approx (3.7 x 4.2 approx)

Window to the rear elevation, window to the lounge, door and window to the kitchen, door to the garden, door to the store, door to the lean to, wall mounted radiator.

### Lean To

4'11" x 7'6" approx (1.5 x 2.3 approx)

Window to the store, window to bedroom 2.

### Storage

10'2" x 8'6" approx (3.1 x 2.6 approx)

Wall mounted radiator, window to the lean to.

### Bedroom Two

9'2" x 15'5" approx (2.8 x 4.7 approx)

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

### Dining Room

14'9" x 12'1" approx (4.5 x 3.7 approx)

UPVC double glazed bay window to the front elevation, wall mounted radiator, door to bedroom one.

### Bedroom One

14'9" x 9'2" approx (4.5 x 2.8 approx)

Built-in storage, carpeted flooring, wall mounted radiator, UPVC double glazed window to the front elevation.

### Bedroom Three

8'6" x 10'2" approx (2.6 x 3.1 approx)

UPVC double glazed window to the front elevation, built-in storage, wall mounted radiator.

### Shower Room

6'6" x 6'2" approx (2.0 x 1.9 approx)

UPVC double glazed window to the side elevation, tiled walls, tiled floor, WC, handwash basin with separate hot and cold taps, wall mounted radiator, shower cubicle with mains fed shower.

### Garage

8'10" x 18'4" approx (2.7 x 5.6 approx)

Light, power, up and over door.

### Front of Property

To the front of the property there is a driveway providing off the road parking, gravelled garden, access to the garage, fencing to the boundaries.

### Rear of Property

To the rear of the property there is an enclosed rear garden with tiered patio areas, steps, fencing to the boundaries, shed.

### 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 6mbps 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

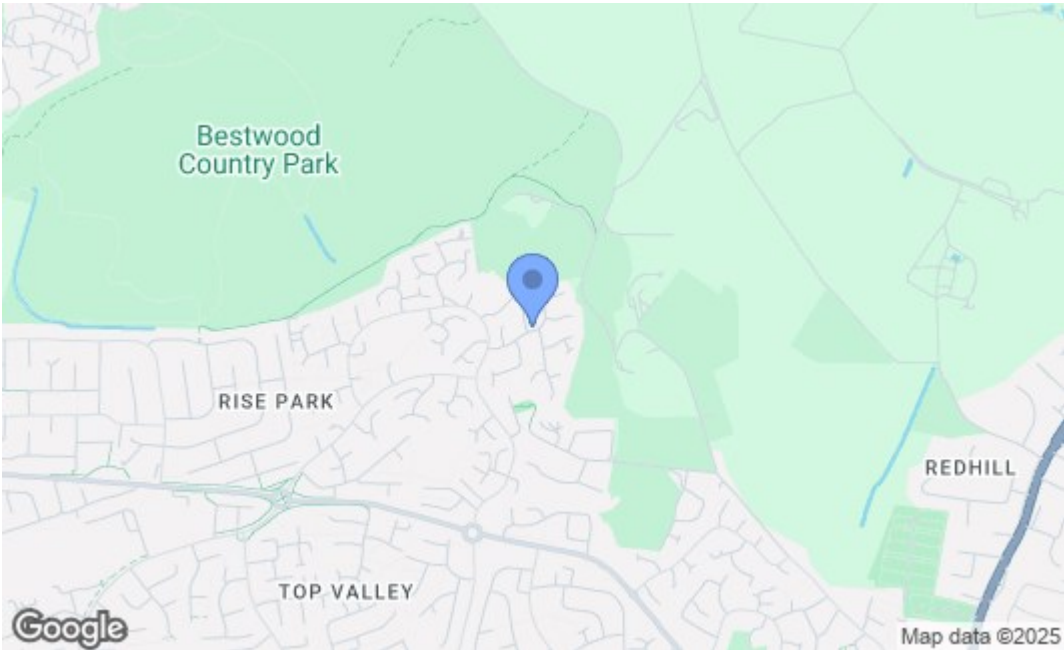
Any Legal Restrictions: No

Other Material Issues: No





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(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.