



21 Ellington Road, Arnold, Nottingham, NG5  
8SJ

Guide Price £525,000

Tel: 01636 816200

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers



- A Individual Detached Home
- Modern Construction
- Spacious Lounge
- 5 Double Bedrooms
- Driveway & Garage
- Superbly Presented Throuhgout
- Fabulous Open Plan Living Kitchen
- Useful Utility & GF W/C
- Main Bathroom, Two En Suites
- Low Maintenance Rear Garden

A unique opportunity to purchase the individual detached home, built to a contemporary design and offering an excellent level of accommodation over 3 floors, ideal for families.

The property is superbly appointed throughout and includes underfloor heating to the ground floor, with the accommodation in brief comprising a welcoming entrance hall and useful W/C, a fabulous open-plan Living/Dining kitchen with bi-fold doors onto the garden and fitted with a range of modern units white Quartz worktops. There is a useful utility room and a well-proportioned lounge with contemporary fireplace whilst across the 1st and 2nd floors are 5 double bedrooms and 3 superbly presented bathrooms.

Outside features block paved driveway parking to the front of the single garage and an attractive low maintenance garden to the rear and viewing is highly recommended.

### ACCOMMODATION

A contemporary style composite entrance door leads into the entrance hall.

### ENTRANCE HALL

A welcoming entrance hall with spotlights to the ceiling, wood effect tiled flooring with underfloor heating, an oak and glazed staircase rising to the first floor.

### OPEN PLAN LIVING, DINING KITCHEN

A fantastic open plan space across the rear of the property with wood effect tiled flooring and underfloor heating, three large skylights, spotlights to the ceiling, high level television aerial point, plus a uPVC double glazed window and large bi-fold doors leading onto the rear garden. The Kitchen area is fitted with a range of modern matt finish base and wall cabinets with white quartz worktops and an undermounted one and a half bowl composite sink with brass finish mixer tap. There is a built-in oven by Samsung plus four zone induction hob and extractor hood over, an integrated Neff dishwasher and space for an American style fridge freezer. Oak double doors lead into the lounge.

### LOUNGE

A well proportioned reception room with oak flooring and underfloor heating, a uPVC double glazed window to the front aspect and a contemporary style electric fireplace.

### UTILITY ROOM

A useful space fitted with a range of base and wall cabinets with linear edge worktops and upstands plus an inset stainless steel single drainer sink with mixer tap. There is space beneath the worktop for appliances including plumbing for a washing machine then wood effect tiled flooring and a uPVC double glazed obscured door to the side aspect.

### GROUND FLOOR W/C

Fitted with a modern cloakroom suite including dual flush toilet and a corner vanity wash basin with waterfall mixer tap and cupboards below. Tiled flooring, extractor fan and a uPVC double glazed obscured window to the front aspect.

### FIRST FLOOR LANDING

With stairs rising to the second floor, a uPVC double glazed window to the front aspect, central heating radiator and a useful built-in storage cupboard.

### BEDROOM TWO

A good sized double bedroom with a central heating radiator, a uPVC double glazed window to the front aspect and a door into the en-suite.

### EN-SUITE

A contemporary en-suite fitted with a dual flush toilet and a floating vanity wash basin with storage and a waterfall mixer tap. There is a good sized shower enclosure with glazed sliding screen and mains fed rainfall shower with additional sprayhose. Tiling to the floor and to the walls for splashbacks, a chrome towel radiator, spotlights to the ceiling, extractor fan and a uPVC double glazed obscured window to the side aspect.

### BEDROOM THREE

A double bedroom with a central heating radiator and a uPVC double glazed window to the rear aspect.

### BEDROOM FOUR

A central heating radiator and a uPVC double glazed window to the front aspect.

### BEDROOM FIVE

A double bedroom with a central heating radiator and a uPVC double glazed window to the rear aspect.

### FAMILY BATHROOM

Superbly fitted with a modern contemporary style suite including a dual flush toilet and a large vanity wash basin with drawers and waterfall mixer tap. There is a freestanding bath with central pillar mixer tap and handheld shower hose plus tiling to the floor and to the walls, a chrome towel radiator, spotlights to the ceiling, extractor fan and a uPVC double glazed obscured window to the rear aspect.

### BEDROOM ONE

A fantastic principal bedroom suite across the top floor of the property with spotlights to the ceiling, two central heating radiators, three uPVC double glazed dormer windows to the rear aspect with views over the surrounding area.

### EN-SUITE SHOWER ROOM

Superbly fitted with a contemporary style suite including a dual flush toilet and twin vanity wash basins with cupboards below and waterfall mixer taps. There is a large walk-in shower

enclosure with fixed glazed screen and mains fed rainfall shower with additional sprayhose. Extractor fan, spotlights to the ceiling, skylight, tiling to the floor and to the walls and a chrome towel radiator.

#### **DRIVEWAY PARKING & GARAGE**

An attractive block paved driveway to the front provides off street parking and leads to the single integral garage with electric roller shutter door.

#### **GARDEN**

There is a small lawned frontage and Indian Sandstone paving leading around to the rear garden with patio seating and lawn.

#### **COUNCIL TAX**

The property is registered as council tax band E.

#### **VIEWINGS**

By appointment with Richard Watkinson & Partners.

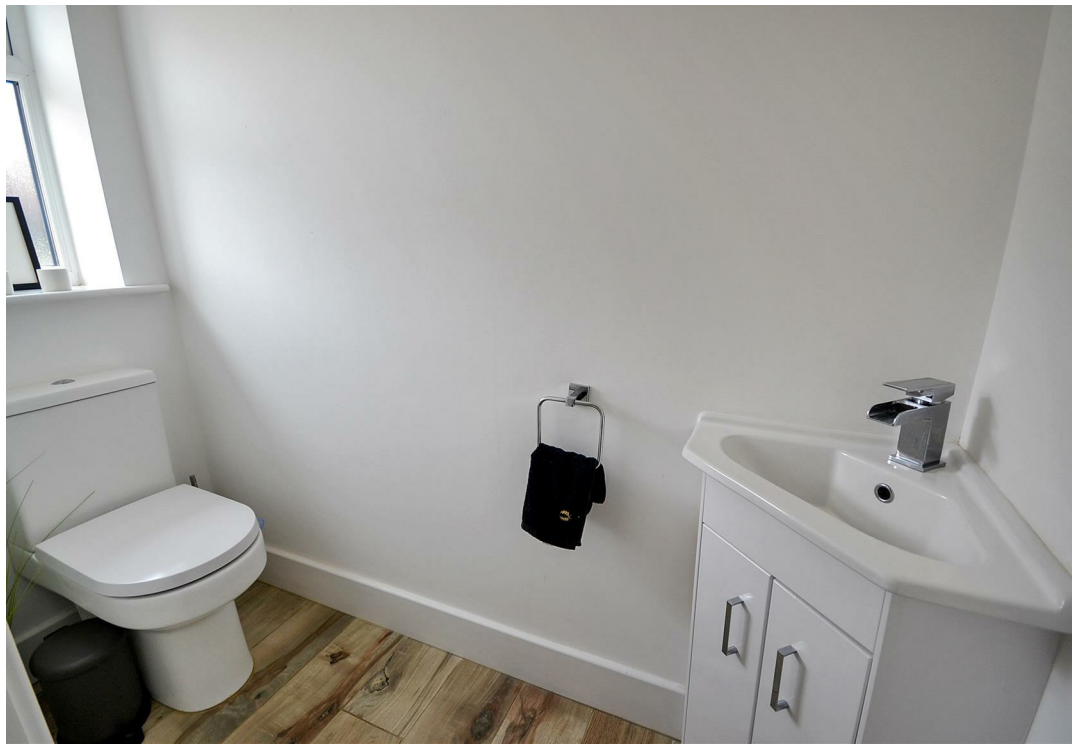


















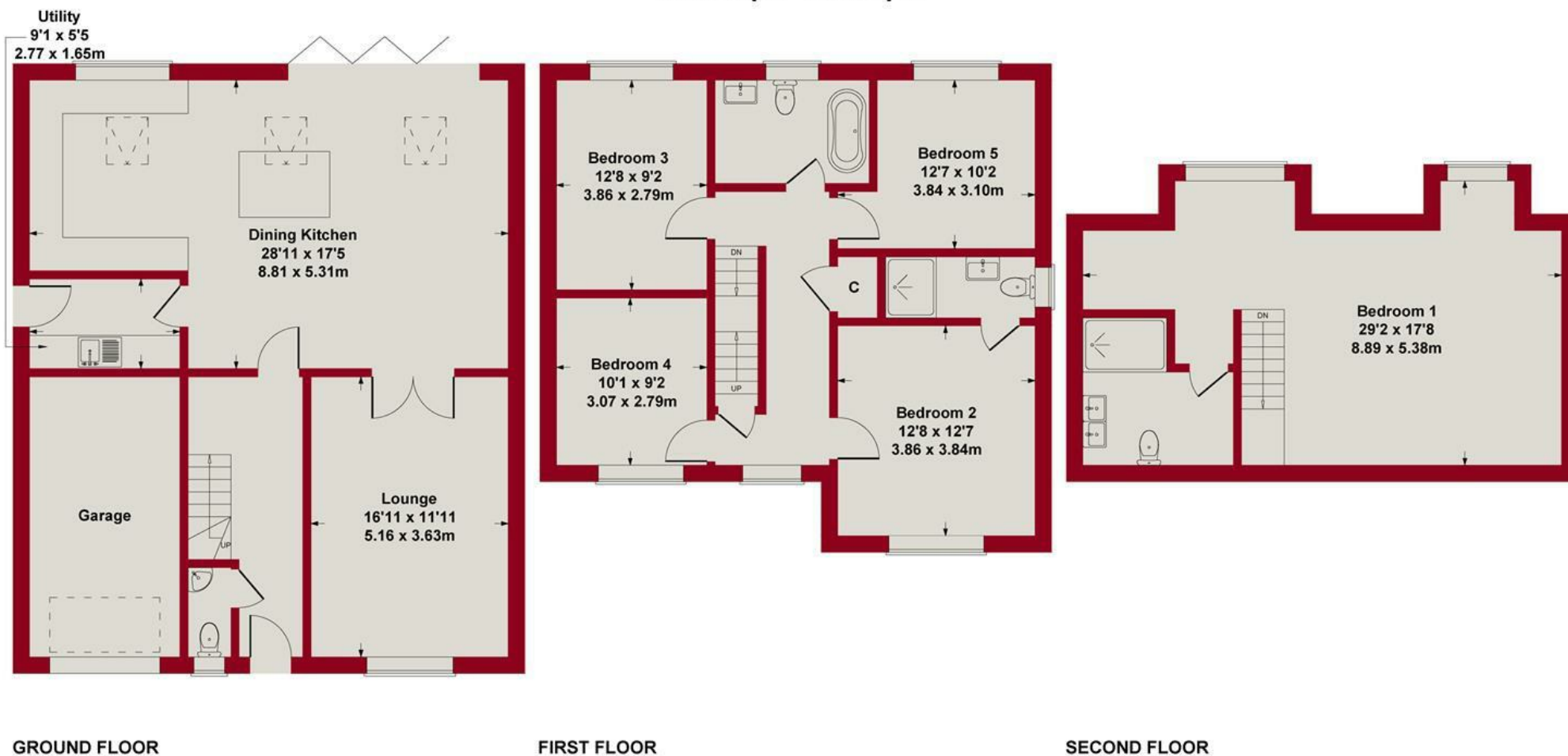








**Approximate Gross Internal Area  
2175 sq ft - 202 sq m**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2024 | [www.houseviz.com](http://www.houseviz.com)

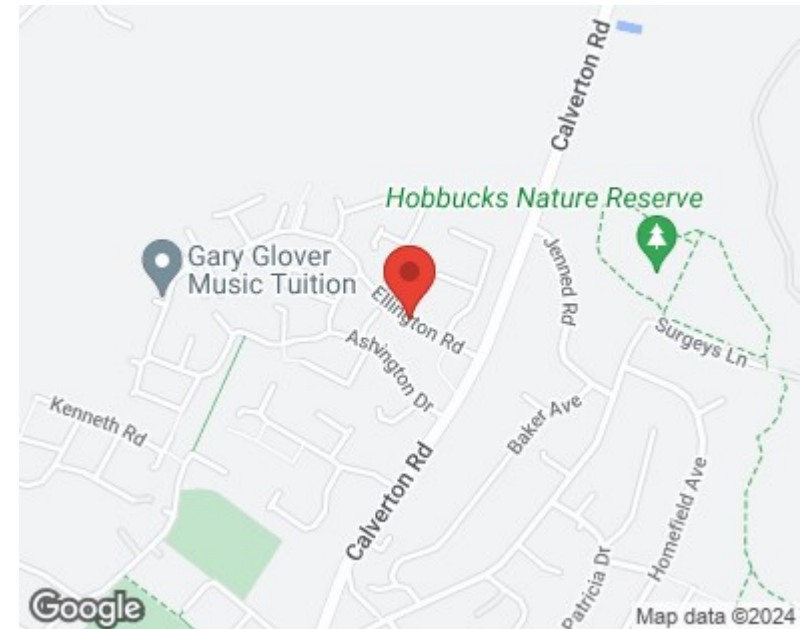
© House Viz 2024. All Rights Reserved. 01203 200000





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales <span style="float: right;">EU Directive 2002/91/EC </span>		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales <span style="float: right;">EU Directive 2002/91/EC </span>		



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01636 816200



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.  
Registered in England. Ltd Registration number: 07140024

20 King Street,  
Southwell NG25 0EH  
Tel: 01636 816200  
Email: [southwell@richardwatkinson.co.uk](mailto:southwell@richardwatkinson.co.uk)



Surveyors, Estate Agents, Valuers, Auctioneers