



Edison Way, Arnold, Nottingham, NG5 7NE
£250,000 Freehold


MARTIN&CO

Edison Way, Arnold

3 Bedrooms, 2 Bathroom

£250,000

- Three Bedroom Town House
- Deceptively Spacious Interior
- Large Master Suite With Dressing Area & En-Suite
- Second Double Bedroom With Juliet Balcony
- Lounge With French Doors To Rear Garden
- South Facing, Low Maintenance Rear Garden
- Off Road Parking

Affording a deceptively spacious interior arranged over three floors this three bedroom modern town house is situated in a popular residential development and sits within easy reach of a range of local amenities and transport links to Nottingham City Centre. Being offered to the market with no onward chain the accommodation briefly comprises of a large entrance hallway, fitted kitchen, cloakroom and well proportioned lounge/diner with French Doors to the rear

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



garden on the ground floor. To the first floor there is a double bedroom with fitted wardrobes and Juliet Balcony alongside a smaller double bedroom and family bathroom. To the second floor the master suite offers a wealth of space with a range of fitted wardrobes, separate dressing/study area and en-suite shower room. Externally, the property has a low maintenance, south facing rear garden and off road parking to the front.

HALLWAY 16' 9" x 3' 10" (5.11m x 1.17m) Accessed via an external door with wooden flooring, wall mounted radiator, stairs rising to the first floor and two ceiling lights.

KITCHEN 10' 11" x 9' 6" (3.33m x 2.9m) With a range of fitted high and low level units with a rolled edge worktop over incorporating a one and half bowl stainless steel sink and drainer, splash back tiling, integrated electric oven, inset gas hob with extractor hood over, washing machine plumbing, tiled flooring, wall mounted radiator, uPVC double glazed window to

the front elevation and fitted ceiling spotlights.

CLOAKROOM With a low flush w.c., pedestal wash hand basin, wood effect vinyl flooring, under stairs storage area, wall mounted radiator and ceiling light.

LOUNGE/DINER 18' 3" x 13' 8" (5.56m x 4.17m) With a fitted carpet, uPVC double glazed windows and French Doors to the rear garden, fire and surround, two wall mounted radiators and fitted ceiling spotlights.

FIRST FLOOR LANDING With a fitted carpet, wall mounted radiator, stairs rising to the second floor and ceiling light.

BEDROOM TWO 13' 10" x 11' 2" (4.22m x 3.4m) With a fitted carpet, uPVC double glazed window and Juliet balcony to the front elevation, fitted wardrobe, wall mounted radiator and ceiling light.

BEDROOM THREE 10' 7" x 7' 1" (3.23m x 2.16m) With a fitted carpet, uPVC double glazed window to the rear

elevation, wall mounted radiator and ceiling light.

BATHROOM Comprising of a panelled bath with a mains fed mixer bar shower over, low flush w.c. pedestal wash hand basin, floor and part wall tiling, wall mounted radiator, opaque uPVC double glazed window to the rear elevation and fitted ceiling spotlights.

SECOND FLOOR LANDING With fitted carpet and ceiling light.

MASTER BEDROOM 13' 9" x 11' 3" (4.19m x 3.43m) With a fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

DRESSING AREA 14' 10" x 5' 5" (4.52m x 1.65m) Situated just off the main bedroom area the dressing (which could also be utilised as a study/work from home space) has a fitted carpet, fitted wardrobes, airing cupboard, uPVC double glazed window to the rear elevation, wall mounted radiator, loft hatch and



ceiling light.

EN-SUITE Comprising of a double wide walk in shower enclosure with a mains fed mixer bar shower, low flush w.c., pedestal wash hand basin, floor and part wall tiling, wall mounted radiator, opaque uPVC double glazed window to the rear elevation and fitted ceiling spotlights.

EXTERNAL The property enjoys an enclosed, south facing rear garden with a paved patio area, gravelled beds, fenced boundary and gate access. To the front is a gravelled garden with railed boundary and off road parking.







Martin & Co Hucknall

36a High Street • Hucknall • Nottingham • NG15 7HG
T: 0115 871 5461 • E: hucknall@martinco.com

0115 871 5461

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.