

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



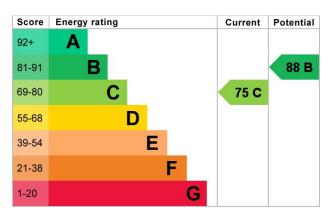
## Edison Way, Arnold

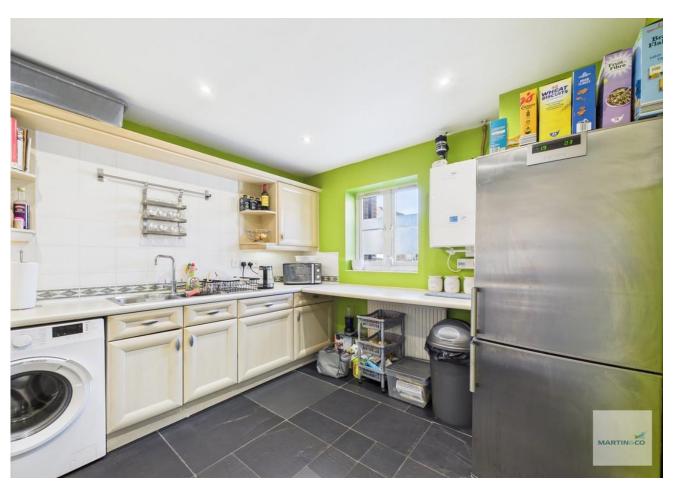
3 Bedrooms, 2 Bathroom

## £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









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

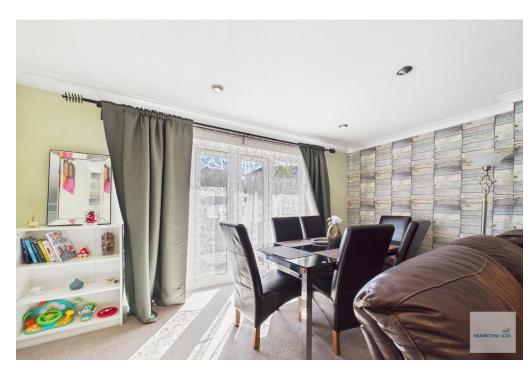
elevation, wall mounted radiator and ceiling light.

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

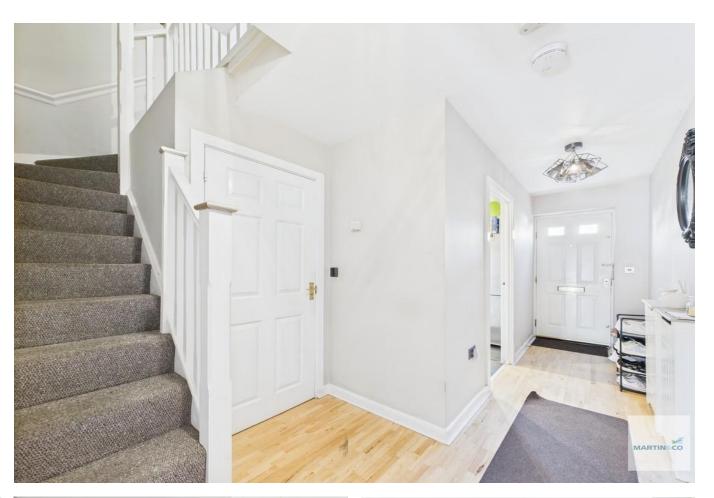




ceiling light.

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



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