



20 Brackendale Avenue, Arnold, NG5 8DQ

£290,000





20 Brackendale Avenue Arnold, NG5 8DQ

- Three bedrooms
- Refurbished bathroom
- Ample parking
- Extended breakfast kitchen
- Garden room/home office
- Close to town centre

SUPER IMPRESSIVE!! An exceptional refurbished and extended semi-detached house just a couple of minutes walk to Arnold town centre, with three bedrooms, open plan living room & breakfast kitchen, ample parking and garden room/home office!!



£290,000



Overview

It's not often you come across something like this. Refurbished by the current owners is this stunning extended semi-detached house that is sure to captivate your heart! Location wise is brilliant, just a couple of minutes walk in to the town centre and if schools are high on your tick list, Primary/Junior and secondary schools are also on your door step.

As you step inside, you'll be greeted by a vaulted ceiling porch with carefully chosen patterned floor tiles opening through to the living area, with a feature slate tiled wall and door through to the stair lobby.

One of the highlights of this property is the stunning extended breakfast kitchen, complete with two sets of bi-fold doors and Velux windows that flood the room with natural light. Imagine starting your day in this bright and airy space, enjoying a cup of tea while overlooking the impressive low maintenance gardens.

Speaking of the gardens, you'll be delighted to find a new Indian sandstone patio and maintenance free artificial lawn, perfect for al fresco dining or simply soaking up the sun. Additionally, there's a garden room/home office with light and power, providing a tranquil space to work from home or indulge in your hobbies. And parking is a breeze with space for at least two vehicles, ensuring convenience for you and your guests.

Located just a short walk from Arnold town centre, you'll have easy access to a variety of amenities, shops, supermarkets, bars and restaurants. This property truly offers the best of both worlds - a peaceful retreat with the convenience of urban living!

Entrance porch

With a composite front entrance door, feature patterned tiled floor, LED downlights and UPVC secondary door to the living area.

Living area

With a feature slate tiled wall and large floor tiles, traditional style radiator, under-stair cupboard with light, power, gas meter and RCD board installed in 2020. UPVC double glazed front window, access to the breakfast/dining kitchen and door to the ground floor lobby, also with a traditional style radiator and stairs to the first floor.

Breakfast/Dining Kitchen

The breakfast area has UPVC double glazed bi-fold doors to the side and a large marble breakfast bar with two pendant light points. The kitchen area is fitted with a range of wall and base units with wood effect worktops, concealed LED strip lighting, enamel sink unit and drainer and LED ceiling downlights. Appliances consist of Bosch electric double oven, Neff induction hob with feature brushed steel extractor and splashback along with an integrated Bosch dishwasher. The extension has matching wall and base units with housing and plumbing for a washing machine, LED downlights, two large Velux windows, traditional style radiator and rear bi-fold doors leading out to the patio.

First Floor Landing

Loft hatch with ladder into a boarded roof space with light, housing the Worcester Bosch combination gas boiler.

Bedroom 1

Large built-in three door wardrobe, feature wood wall panelling above the bed space, radiator, points for wall mounted TV and UPVC double glazed front window.

Bedroom 2

UPVC double glazed rear window, radiator and points for a wall mounted TV.

Bedroom 3

UPVC double glazed side window and radiator.

Bathroom

With fully tiled walls and a distressed effect tiled floor, the suite consists of a shaped bath with a Victorian style rain shower and separate mixer, dual flush toilet and floating wash basin with vanity drawers. Chrome ladder towel rail, LED downlights, extractor fan and UPVC double glazed rear window.

Outside

To the front, there is an ample part paved and part gravelled driveway providing parking for 2/3 cars. A paved footpath leads to the front door with a gravel bedding area and side lockable gated access. A path continues along the side of the property where there is outside power and access to a newly laid Indian sandstone L-shaped patio and a path which leads to the garden room. The garden is artificially lawned with partial gravel boarders and a separate pathway leading to a further gravel area with raised sleeper edge borders. The garden room/home office is carpeted and has power and downlighting. A sliding door leads to a further store area to the rear.

Material Information



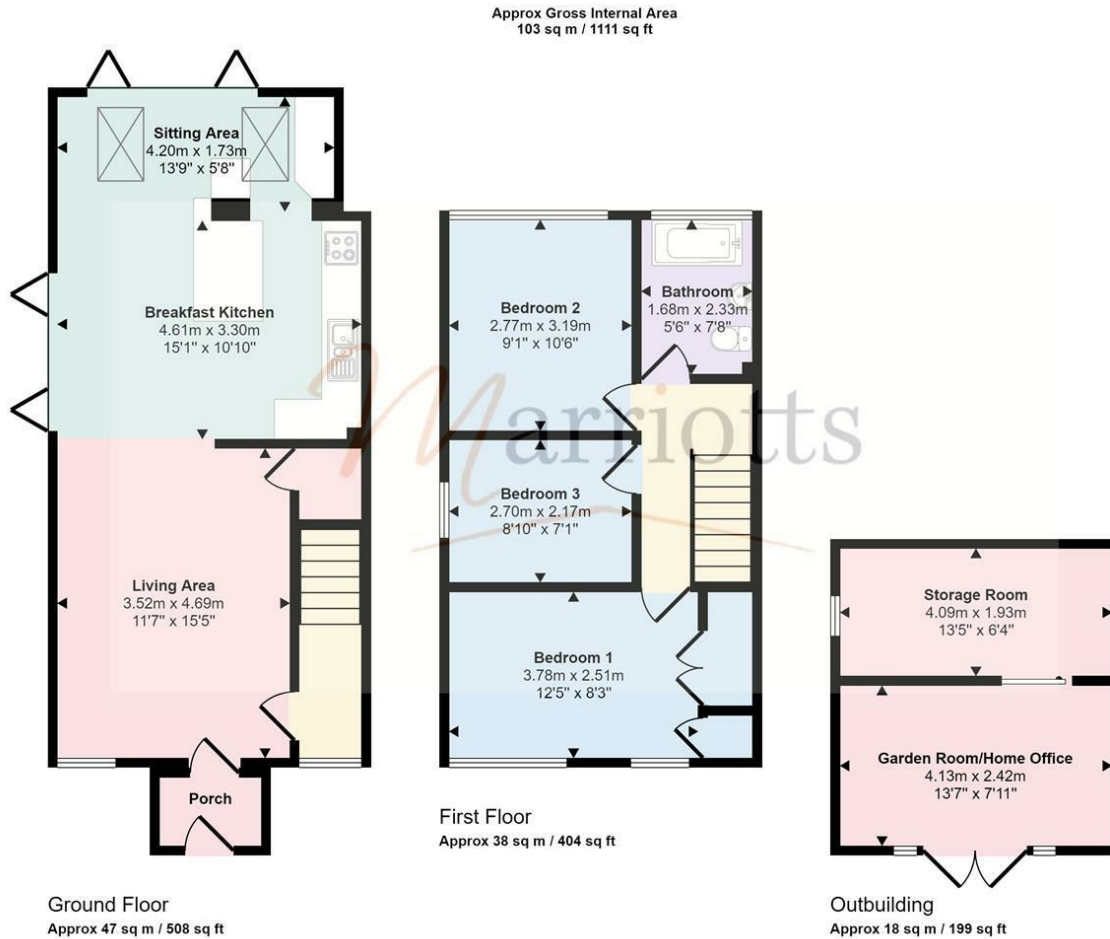




TENURE: Freehold
COUNCIL TAX:
PROPERTY CONSTRUCTION: cavity brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: no
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no
FLOOD RISK: low
ASBESTOS PRESENT: no
ANY KNOWN EXTERNAL FACTORS: no
LOCATION OF BOILER: loft
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER:
MAINS ELECTRICITY PROVIDER:
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: n/k
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: level front and rear access







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		69	
(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



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

41 Plains Road, Mapperley, Nottingham, NG3 5JU
0115 953 6644
sales@marriotts.net

www.**Marriotts**.net

