



25 Ashington Drive, Arnold, NG5 8GH  
£325,000



Marriotts







# 25 Ashington Drive Arnold, NG5 8GH

- Three bedrooms
- Utility room & downstairs toilet
- Private south facing garden
- Dressing room & en-suite
- Full width kitchen diner + appliances
- NO UPWARD CHAIN

An immaculate modern three bedroom detached house on this popular development just off Calverton Road, and a short distance from Arnold Town Centre. The property has recently been redecorated and carpets cleaned throughout, so is ready to move in to and is for sale with NO UPWARD CHAIN!!

£325,000



## Overview

Forming part of this popular modern development on Ashington Drive, Arnold, this immaculate detached house, built in 2012, offers a perfect blend of modern living and comfort. The property boasts three well-proportioned bedrooms, making it an ideal family home. The main bedroom is particularly impressive, featuring a walk-through dressing room that leads to a stylish en-suite shower room, providing a private sanctuary for relaxation.

The heart of the home is the full-width dining kitchen, finished in a sleek gloss white, which is equipped with several integrated appliances including fridge, freezer and a dishwasher, ensuring both functionality and style. This space is perfect for entertaining guests or enjoying family meals, with double doors opening out to a very private south facing rear garden. Additionally, the property includes a separate utility room and a convenient downstairs toilet, enhancing the practicality of everyday living.

Set within a popular modern development, residents can enjoy the benefits of open green spaces and a children's play park located just 100 yards away, making it an excellent choice for families. The development also borders open countryside yet is only a couple of minutes drive to Arnold town centre, providing a wide range of amenities and shops. The property also offers ample parking for up to three vehicles, ensuring convenience for both residents and visitors.

This delightful home is not only a testament to contemporary design but also provides a warm and inviting atmosphere, making it a must-see for anyone seeking a quality residence in a thriving community.

## Hallway

With composite front entrance door, radiator, UPVC double-glazed side window, stairs to the first floor landing and door through to the living room.

## Living Room

With fitted media surround/display cupboards, TV and Virgin Media points, UPVC double-glazed front window, two radiators and door through to the inner hall.



Inner Hallway

With doors to the utility room, downstairs toilet and kitchen diner.

Utility Room

With tiled floor, fitted worktop and matching upstands with space and plumbing beneath for a washing machine and tumble dryer and an extractor fan.

Downstairs Toilet

Also with tiled floor, dual flush toilet, washbasin, tiled splashback, radiator and extractor fan.

Kitchen Diner

With gloss white units, granite effect worktops and upstands with tiled mosaic splashbacks and inset stainless steel sink unit and drainer. Integrated AEG brushed steel trim electric oven and four-ring gas hob with brushed steel splashback and extractor. Integrated fridge and separate freezer and integrated Zanussi dishwasher. Tiled floor, radiator, UPVC double-glazed window and double doors leading out to the rear garden.

First Floor Landing

With loft access. airing cupboard housing the hot water cylinder, loft access and UPVC double-glazed side window.

Bedroom 1

UPVC double-glazed rear window, radiator and TV areal point.

Dressing Room

With a built-in four-door wardrobe and door through to the en-suite.

En-suite

Consisting of a tiled corner cubicle with chrome mains shower, dual flush toilet and pedestal wash basin with tiled surround. Extracted fan, radiator, tiled floor, and UPVC double glazed rear window.

Bedroom 2

UPVC double-glazed front window and radiator.

Bedroom 3

UPVC double glazed front window and radiator.

Bathroom

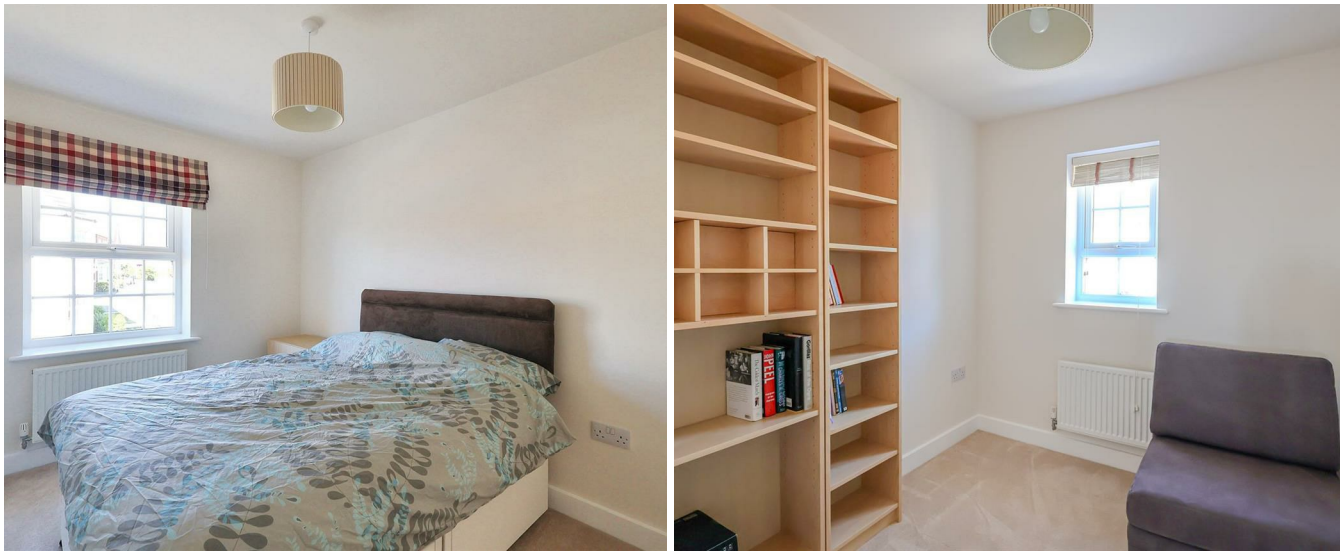
Consisting of a bath with shower attachment and tiled surround, dual flush toilet and pedestal wash basin with matching tiled surround. Tiled floor, radiator, extractor fan and UPVC double glazed side window.

Outside

There is a plum slate front garden and driveway to the side, providing parking for at least two cars, leading to the detached brick garage with up and over door, light, power, and RCD board. From the garage, side gated access leads to the rear garden which has a full-width paved patio, lawn and plum slate bedding area with mature trees. There is also an outside tap and storage area to the rear of the garage.

Material Information

TENURE: Freehold  
COUNCIL TAX: Gedling Borough Council - Band D  
PROPERTY CONSTRUCTION: cavity brick  
ANY RIGHTS OF WAY AFFECTING PROPERTY: no  
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no  
FLOOD RISK: very low  
ASBESTOS PRESENT: no  
ANY KNOWN EXTERNAL FACTORS: no  
LOCATION OF BOILER: kitchen  
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: yes  
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 access







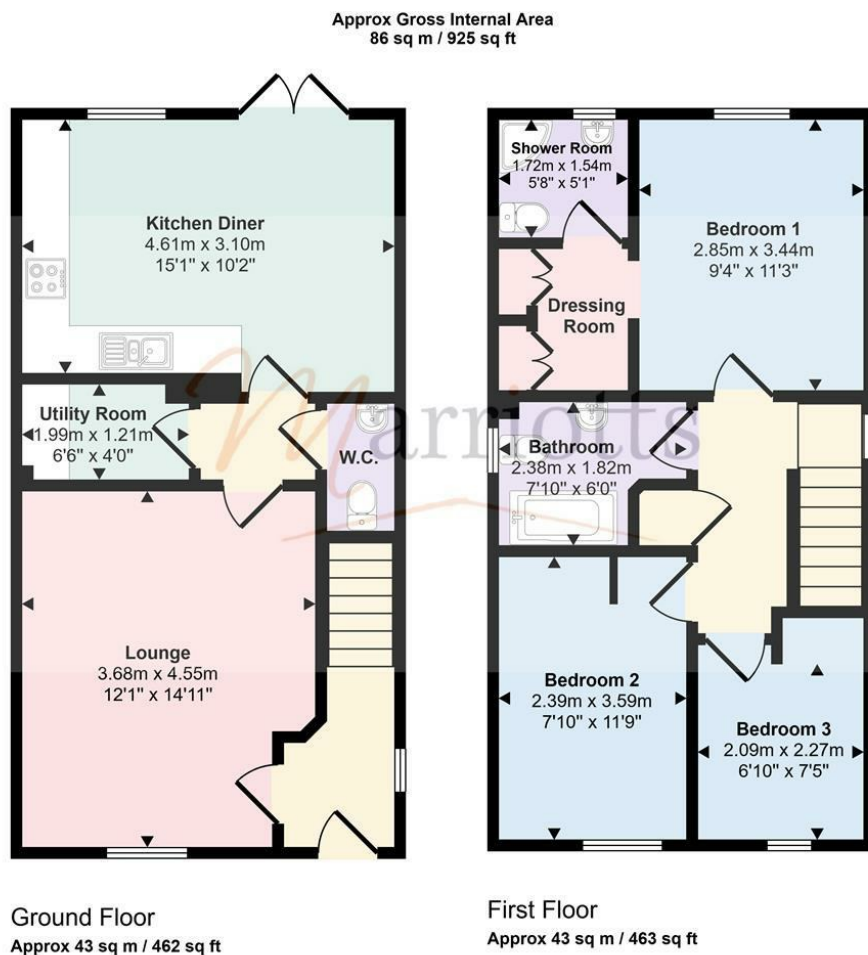




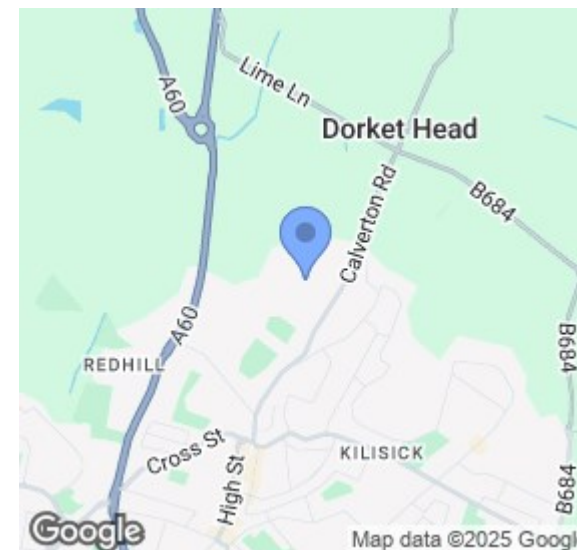








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>	<b>78</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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.

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

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3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.

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

www.Marriotts.net

