



4 Middlebeck Drive, Arnold, NG5 8AL  
£780,000



Marriotts



# 4 Middlebeck Drive Arnold, NG5 8AL

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- Five bedrooms
- Four reception rooms
- Just under half an acre plot
- Three bathrooms, (two en-suite)
- Large breakfast kitchen
- NO UPWARD CHAIN

An impressive sized and extended detached family house in a much sought after location bordering open countryside. Just short of half an acre with five bedrooms, two en-suite's, four reception rooms and a large breakfast kitchen. For sale with NO UPWARD CHAIN!!



## Overview

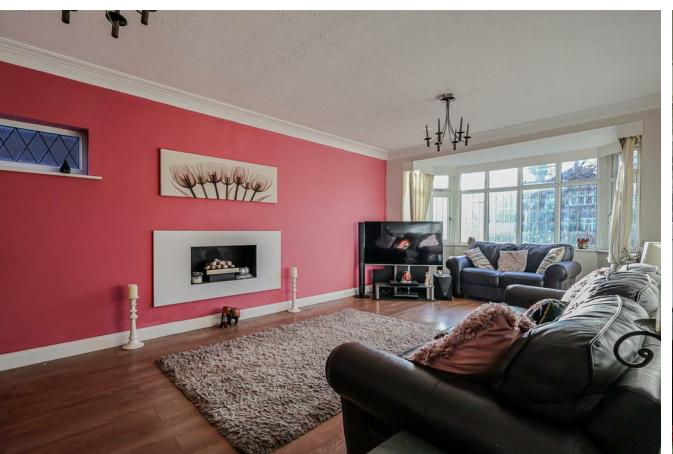
Located at the very top of Middlebeck Drive on the outskirts of Arnold, this impressive detached house offers a perfect blend of space, comfort and convenience. Set on a large double plot of just under half an acre, the property boasts an enviable location close to open countryside, yet only a short drive to Mapperley's thriving shopping area, with Arnold town centre also being close-by.

The property has been thoughtfully extended by the current owner, ensuring functional and practical living space in the region of 3000 sq ft, plus the large double garage. There are five generously sized bedrooms, providing ample space for families or those who enjoy hosting guests, plus three bathrooms (2 en-suite), making morning routines a breeze for everyone in the household.

The heart of the home is undoubtedly the breakfast kitchen, which is designed for both cooking and socialising. It flows through double doors seamlessly into a spacious bay-fronted living room, creating a warm and welcoming atmosphere for family gatherings or entertaining. Additionally, the original double garage has been transformed into a large games room, complete with a store room, offering endless possibilities for leisure and recreation. There is also a separate utility room and spacious dining room for more formal occasions, leading through to the study located at the end of the house.

Outside, parking is plentiful, with a large block-paved driveway for several vehicles, complemented by a double garage featuring a convenient remote electric door. Side gated access leads to the rear and predominantly lawned gardens which are also partially floodlit and serves as a great space for family activities.

In summary, this exceptional property is a rare find at this end of Middlebeck Drive, combining spacious living areas, a desirable location, and ample outdoor space. It is perfect for those seeking a family home that offers both comfort and convenience in a picturesque setting. Don't miss the opportunity to make this stunning house your new home.



## Entrance Hall

With UPVC front entrance door and double-glazed frosted side panels. Stairs to the first-floor landing with an under-stair cupboard, which has a light and houses the RCD board and smart metres. Separate walk-in cloak room with sliding door cupboards/wardrobes and overhead storage.

## Downstairs Toilet

With wood flooring, pedestal wash basin and toilet.

## Living Room

With wood laminate flooring, UPVC double-glazed bay window to the front and UPVC double-glazed high-level side window. Radiator, feature raised inset pebble effect gas fire, decorative coving and double doors leading through to the breakfast kitchen.

## Breakfast Kitchen

The breakfast/sitting area features a roof light and breakfast bar, which forms part of the kitchen. The kitchen has a range of wall and base units with granite effect worktops, an inset one-and-a-half bowl stainless steel sink unit and drainer, tiled splashbacks, work surface lighting and additional pelmet downlighting. There is a freestanding eight-ring range cooker, integrated dishwasher and fridge, with a UPVC double-glazed rear window and door through to the utility room.

## Utility Room

With wood-style flooring, several wall units, worktop and plumbing for a washing machine. Radiator, UPVC double-glazed window and door to the rear.

## Dining Room

UPVC double-glazed double doors to the rear garden, laminate flooring, radiator and door through to the study.

## Study

With wood laminate flooring, radiator and UPVC double-glazed side and rear windows.

## Games Room

Originally the double garage, with wood laminate flooring, radiator, UPVC double-glazed front windows, multiple ceiling downlights, connecting door to the garage and walk-in store room housing the gas boiler.

## First Floor Landing

A half galleried landing with loft access.

## Bedroom 1

UPVC double-glazed rear window, radiator and walk-in wardrobe with double hanging rails and light.

## En-suite

Consisting of a large, full-width tiled cubicle with mains shower, wash basin and concealed cistern toilet with vanity surround and cupboards. Radiator, ceiling downlights, extractor fan, and UPVC double-glazed side window.

## Bedroom 2

Built-in full-length wardrobes, UPVC double-glazed front window and radiator.







### En-suite

Recessed tiled cubicle, toilet and washbasin with a vanity cupboard. Airing cupboard housing the hot water cylinder, wood-style flooring and UPVC double-glazed front window.

### Bedroom 3

Loft access, UPVC double-glazed rear window and radiator.

### Bedroom 4

UPVC double-glazed bay window to the front and radiator.

### Bedroom 5

Built-in double wardrobe with sliding doors, UPVC double-glazed front window and radiator.

### Family Bathroom

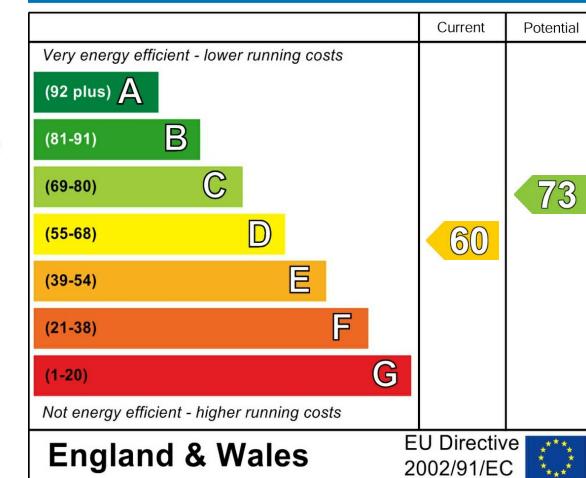
A large bathroom with suite consisting of a large corner bath with tiled surround, separate corner tiled cubicle, pedestal wash basin and a dual flush toilet. Radiator wood-style floor covering, chrome ladder towel rail, ceiling downlights, extractor fan and UPVC double-glazed rear window.







## Energy Efficiency Rating



**Please contact us on [0115 953 6644](tel:01159536644) should you wish to arrange to view this property or if you require any further information.**

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