



**23 Ellington Road, Arnold, Nottingham,
Nottinghamshire, NG5 8SJ**

Guide Price £450,000

Tel: 01623 626990

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Modern Detached House
- Four Bedrooms
- Kitchen/Diner & Separate Lounge
- Utility Room & Downstairs WC
- South Facing Landscaped Rear Garden
- Beautifully Appointed Throughout
- En Suite & Family Bathroom
- Stunning Orangery Extension
- Double Width Driveway & Single Garage
- Viewing Absolutely Essential!

A modern and truly beautifully appointed four bedroom detached house presented in immaculate "show home" condition throughout, situated in a desirable area on the northern edge of Arnold off Calverton Road within easy reach of local amenities and the transport network.

The property was built by the highly regarded Midlands house builder Davidsons Homes in 2012 and has been occupied by our clients since new. The property offers a good sized layout of living accommodation spanning over two floors with gas central heating and UPVC double glazing. The ground floor comprises an entrance hall, cloakroom/WC, utility, lounge with stunning limestone fireplace and a kitchen/diner with quartz worktops and integrated appliances. A recent addition to the property is the stunning, 21m² orangery extension open plan to the kitchen, completed in 2020 with Porcelanosa tiled flooring and 3.5m aluminium bi-fold doors lead out onto the landscaped rear garden. The first floor landing leads to a master bedroom with ample fitted wardrobes and a modern en suite. There are three further spacious bedrooms (two with fitted wardrobes) and a modern family bathroom with bath and separate shower.

OUTSIDE

Externally, there is a double with driveway providing off road parking for two cars leading to an attached single garage. The front garden is laid to mature plants and shrubs, and a side pathway and gate provides access to the rear of the property. The rear garden benefits from a landscaped, south facing garden featuring a paved patio and path which extends alongside the orangery which has inset lighting above to the other side of the house where there is gravel and a shed. Beyond here, there is a lawn, second patio area with porcelain tiles beneath a pergola and borders with plants and shrubs.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

12'7" x 6'1" (3.84m x 1.85m)

Upon entry to the property, you get an immediate impression of the high quality of this modern home. With understairs storage cupboard, radiator and stairs to the first floor landing.

LOUNGE

16'5" x 10'11" (5.00m x 3.33m)

Having a stunning limestone fireplace with inset coal effect electric fire and granite hearth. Radiator and double glazed bow window to the front elevation.

OPEN PLAN KITCHEN/DINER

17'7" x 11'1" (5.36m x 3.38m)

Having a range of modern high gloss cream cabinets with brushed stainless steel handles comprising wall cupboards with under lighting, base units and drawers complemented by quartz worktops and attractive herringbone tiled splashbacks. Inset 1 1/2 bowl stainless steel sink with drainer and chrome swan-neck mixer tap. Integrated Neff cooking appliances include a double oven, four ring gas hob, extractor hood and microwave. Further integrated appliances include a fridge/freezer and dishwasher. High quality Amtico floor and radiator. Open plan to:

ORANGERY EXTENSION

17'2" x 13'7" (5.23m x 4.14m)

A stunning orangery extension completed in 2020, open plan to the kitchen/diner creating one large open plan living space ideal for entertaining family and friends. There is polished Porcelanosa tiled floor, vertical radiator, large ceiling lantern allowing an abundance of daylight into the room, ample ceiling spotlights and substantial 3.5m aluminium bi-fold doors lead out on to the south facing rear garden.

UTILITY

5'6" x 5'1" (1.68m x 1.55m)

Having a single base unit and work surface. Plumbing for a washing machine and space for a tumble dryer. Radiator and rear door leading out to the garden.

DOWNSTAIRS WC

5'2" x 3'1" (1.57m x 0.94m)

Having a modern two piece white suite comprising a low flush WC. Wall hung wash hand basin with chrome mixer tap and tiled splashbacks. Tiled floor, radiator and obscure double glazed window to the rear elevation.

FIRST FLOOR LANDING

With radiator, loft hatch and airing cupboard with shelving housing the pressurised hot water cylinder.

MASTER BEDROOM 1

14'6" x 10'11" (4.42m x 3.33m)

A spacious master bedroom, having modern high gloss fitted wardrobes with hanging rails and shelving. Radiator and double glazed window to the front elevation.

EN SUITE

7'6" max x 7'2" (2.29m max x 2.18m)

Having a modern three piece white suite with chrome fittings comprising a tiled shower enclosure with rainfall shower plus additional shower attachment. Pedestal wash hand basin with mixer tap. Low flush WC. Porcelanosa tiled floor and part tiled walls, shaver point, radiator, four ceiling spotlights, extractor fan, fitted storage cupboards and obscure double glazed window to the front elevation.

BEDROOM 2

12'3" x 9'0" (3.73m x 2.74m)

A second double bedroom, having modern fitted wardrobes with double hanging rails, shelving and sliding fronted doors. Radiator and double glazed window to the front elevation.

BEDROOM 3

11'2" x 9'4" (3.40m x 2.84m)

A third double bedroom, having modern high gloss white fitted wardrobes with double hanging rails. Radiator and double glazed window to the rear elevation.

BEDROOM 4

9'11" max x 9'11" (3.02m max x 3.02m)

Currently utilised as a WFH space, with radiator and double glazed window to the rear elevation.

FAMILY BATHROOM

9'7" max x 8'0" max (2.92m max x 2.44m max)

Having a modern four piece white suite with chrome fittings comprising a panelled bath with mixer tap and shower attachment. Separate tiled shower enclosure. Pedestal wash hand basin with mixer tap. Low flush WC. Porcelanosa tiled floor and part tiled walls, radiator, extractor fan, shaver point and obscure double glazed window to the rear elevation.

INTEGRAL SINGLE GARAGE

18'7" x 8'10" (5.66m x 2.69m)

Equipped with power and light. Housing gas central heating boiler. Up and over door.

VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on zero seven eight one seven two eight three five two one.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

All mains services are connected.

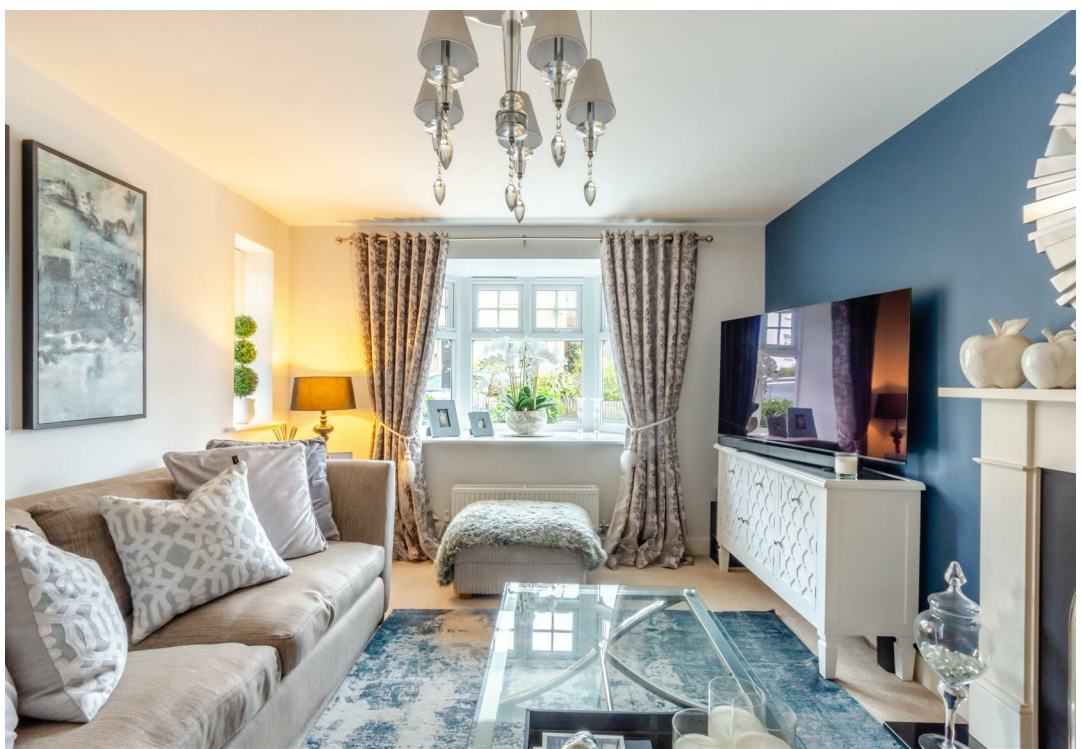
MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.















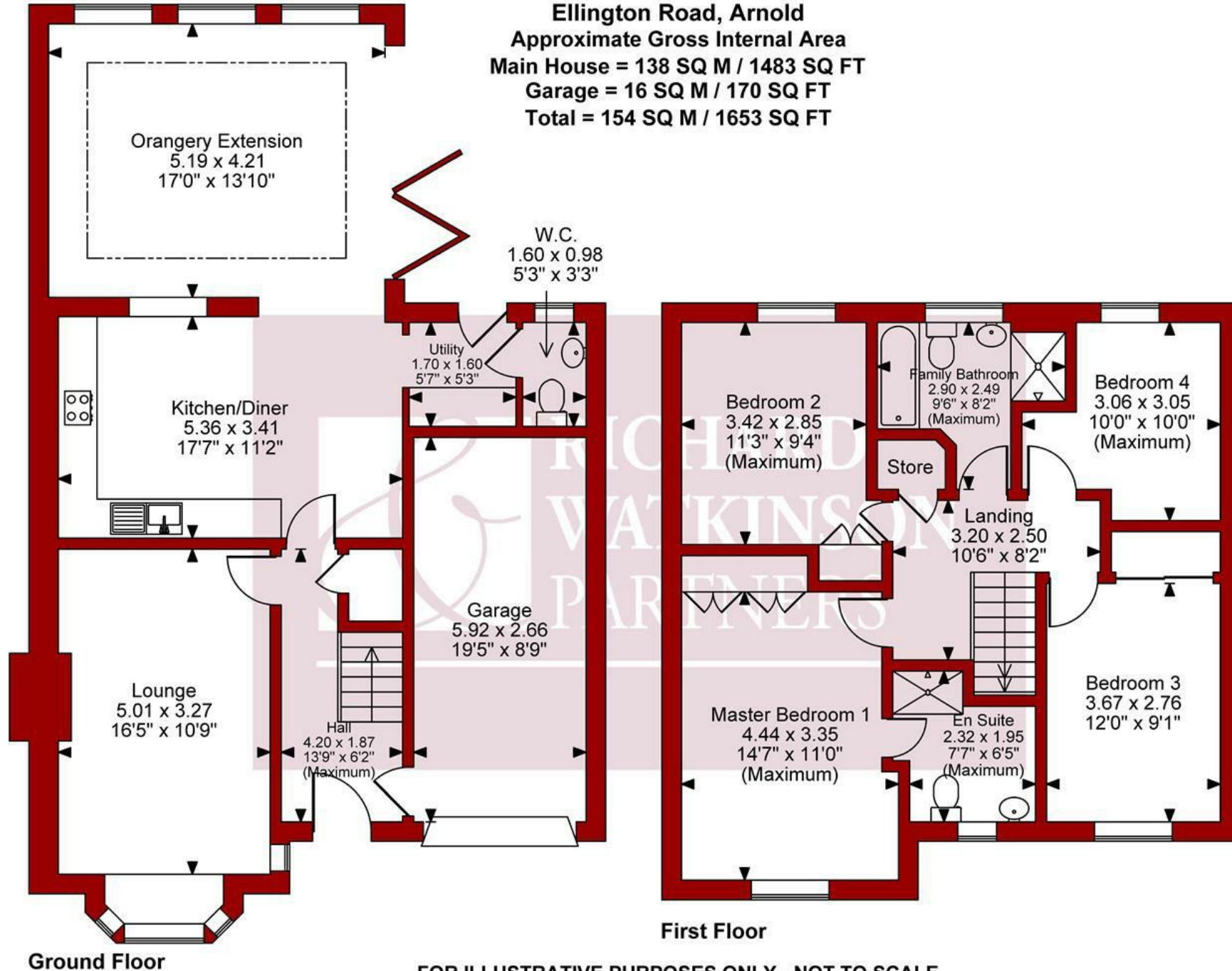








Ellington Road, Arnold
Approximate Gross Internal Area
Main House = 138 SQ M / 1483 SQ FT
Garage = 16 SQ M / 170 SQ FT
Total = 154 SQ M / 1653 SQ FT



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



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