



41 Jenned Road, Arnold, NG5 8FT
£295,000

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 Marriotts



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- Two double bedrooms
- Modern fitted kitchen
- Garden room with Velux windows
- Lounge & dining room
- Bath & separate shower cubicle
- Elevated rear views

An impressive and beautifully modernised two bedroom detached bungalow, ideally positioned bordering open countryside and enjoying elevated west-facing views towards Arnold!

£295,000



Overview

The property offers a well-presented and versatile layout, including a welcoming lounge, separate dining room and two comfortable double bedrooms. The recently replaced kitchen features stylish soft-close doors and drawers, together with a range of integrated appliances, while the modern four-piece bathroom provides both a bath and separate shower cubicle.

A particular highlight is the lovely rear garden room, featuring Velux windows and a door opening directly onto the balustrade-enclosed patio, creating an ideal space to relax and enjoy the surrounding views and gardens.

Externally, the property benefits from a full-width Indian sandstone frontage and a large block-paved driveway providing ample off-road parking. The driveway leads to an integral garage, complete with a remote-controlled electric roller door.

With its attractive presentation, modern fittings, generous parking and superb outlook, this is a fantastic opportunity to acquire a detached bungalow in a desirable countryside setting.

Hallway

With composite front entrance door, radiator, wood laminate flooring, LED downlights and a built-in shelved cupboard.



Kitchen

A modern range of wall and base units with soft-close doors and drawers, marble effect worktops and matching splashbacks, with brushed steel sockets and switches and concealed worksurface lighting. Inset composite sink unit and drainer, integrated full length fridge, electric double oven, four ring gas hob and filter hood. Radiator, LED downlights, grey wood laminate flooring and UPVC double glazed windows to both the front and side.

Living Room

Polished marble fireplace and hearth with living flame coal effect gas fire. Wood laminate flooring, radiator, LED downlights, UPVC double glazed window to the rear and separate UPVC double glazed picture window looking through to the garden room.

Dining Room

With wood laminate flooring, radiator, LED downlights, door to bedroom 2 and UPVC double glazed double doors through to the garden room.

Bedroom 1

Modern built-in wardrobes to one wall with sliding mirrored doors, wood laminate flooring, radiator, LED downlights and UPVC double glazed front window.

Bedroom 2

Fitted double and single wardrobes either side of the bed space, with additional overhead storage. Wood laminate flooring, LED downlights, radiator and UPVC double glazed front window.

Garden Room

With wood laminate flooring, radiator, two Velux e=windows and side door to the patio.

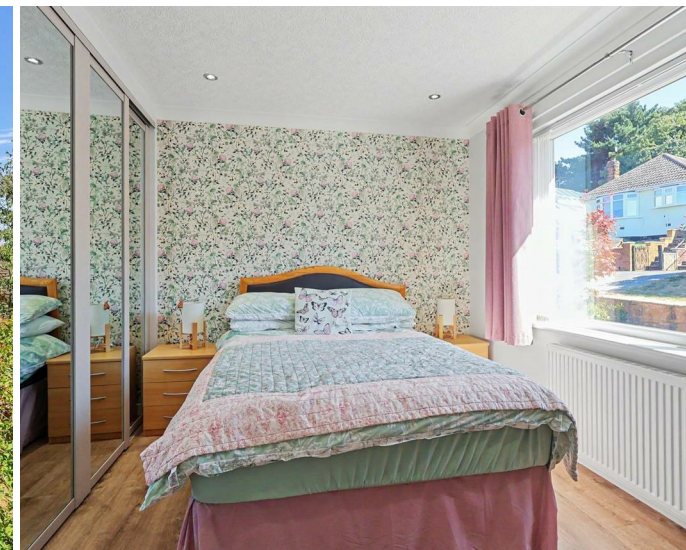
Bathroom

Consisting of a fully tiled shower cubicle with electric shower, dual flush toilet and large wash basin with vanity cupboard and bath with tiled surround. Half tiling to the remaining walls with decorative mosaic border, airing cupboard, ladder towel rail, grey wood laminate flooring, LED downlights and UPVC double glazed side window.

Outside

The property has a full-width Indian sandstone frontage and lawn. A newly laid block/cobble driveway provides parking for at least two cars, with remote electric roller door leading in to the garage. At the far side is side gated access leading to the rear. The garage has light and power and a rear door leading to a secluded paved seating area, with steps leading down to the lawn and steps leading up to the wrought iron railing enclosed patio which overlooks the garden and with views towards Arnold.

Material Information



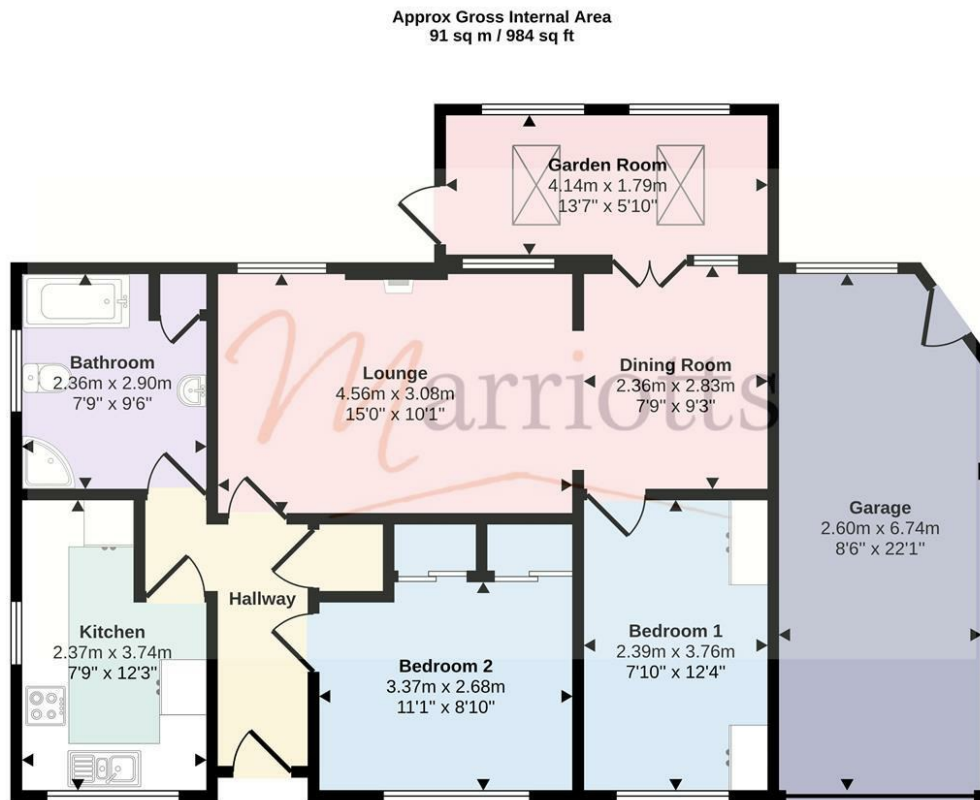




TENURE: Freehold
 COUNCIL TAX: Gedling Borough - Band C
 PROPERTY CONSTRUCTION: Cavity Brick
 ANY RIGHTS OF WAY AFFECTING PROPERTY: no
 CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no
 FLOOD RISK: very low
 ASBESTOS PRESENT: n/k
 ANY KNOWN EXTERNAL FACTORS: n/k
 LOCATION OF BOILER: n/k
 UTILITIES - 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







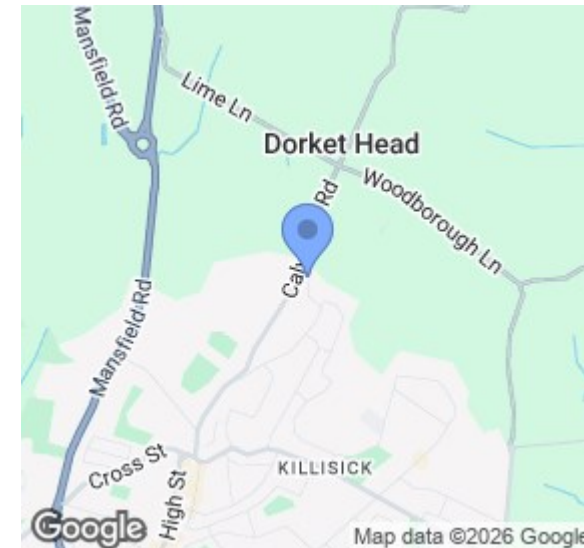
Floorplan

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		
(81-91) B		86
(69-80) C		
(55-68) D	55	
(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.

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