

wards
estate agents

9 Ashe Close

Arnold, Nottingham, NG5 7LU

Guide price £260,000

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We are delighted to presented this deceptively spacious and extremely well presented & maintained THREE BEDROOM SEMI DETACHED FAMILY HOUSE with SOUTH FACING REAR GARDEN! Situated in this very sought after cul de sac within this popular residential location. Ideally placed for local amenities, reputable schooling, bus routes and main commuter road links into Arnold, Bulwell & Nottingham City Centre.

This property is an ideal for first time buyer, families or professionals alike-it combines modern interiors with practical layout, this is a home ready to move straight into and enjoy!

Internally the recently redecorated accommodation benefits from gas central heating (Combi boiler-serviced 2026) uPVC double glazing and comprises of:- front open porch into the family reception room with inset Multi Fuel Stove, dining room with French doors onto the rear garden and integrated fitted kitchen. To the first floor front double bedroom with fitted wardrobes, rear second double bedroom again with range of fitted wardrobes and a versatile third bedroom which could be used for office/home working. Fully tiled family bathroom with 3 piece suite.

Front low brick walling with feature pillars surround a low maintenance front garden with artificial lawn. Side steps lead to the front entrance porch. There is external wall lighting. Driveway provides ample parking and gives access to the semi detached extended garage. Secure side gate leads to the rear.

Good sized South Facing enclosed rear garden with substantial brick walled/fenced boundaries(recently repainted) Low maintenance paved patio areas with artificial lawn overset. Retainer walling with gradual stepping that leads to the upper sun paved terrace with balustrade and further artificial lawn. External electrical sockets, lighting and water tap.

The rear garden has a perfect setting for family/social enjoyment & entertaining!

























Additional Information

Gas Central Heating -Vokera Cobi Boiler-Installed 2021 & serviced 2026
Chrome sockets throughout
Dimmer lighting to ground floor
Blinds and curtains all included in the sale
uPVC double glazed windows/facias/dry end ridges
Gross Internal Floor Area - 90.5 Sq.m/ 974.6 Sq.Ft.
Council Tax Band -B
Secondary School Catchment Area-Arnold Hill Spencer Academy

Front Entrance Porch

Having uPVC front door with attractive obscure glazed side panels. Electric wall heater. Open plan into the family reception room.

Reception Room

16'1" x 13'0" (4.90m x 3.96m)

Well presented family reception room with front aspect window with elevated rooftop views. Feature tiled hearth with inset Multi Fuel Stove. Coving, dado rails and downlighting. Stairs lead to the first floor. Electric wall heater. Open plan access into the dining rom and glazed door leads into the kitchen.

Dining Room

10'9" x 8'11" (3.28m x 2.72m)

A spacious family dining room with Vinyl wood effect flooring. uPVC French doors with side glazing panels lead onto the rear gardens.

Fitted Kitchen

10'9" x 7'4" (3.28m x 2.24m)

Comprising of a range of White base and wall units including part glazed wall display cupboards with lighting. Complementary work surfaces with inset stainless steel 1.5 sink unit with feature tiled splash backs. Integrated electric oven, 4 ring gas hob and chimney extractor fan above. Space is provided for the washing machine, dryer and fridge/freezer. Downlighting and side elevation window. uPVC door onto the rear garden.

First Floor Landing

7'9" x 6'3" (2.36m x 1.91m)

Access via a retractable ladder to the insulated loft space with lighting, power and being mostly boarded for additional storage space. Side aspect window and downlighting.

Front Double Bedroom One

12'8" x 9'10" (3.86m x 3.00m)

Well proportioned main double bedroom with a range of Pine fitted wardrobes which provide plenty of hanging space, shelving and drawers. There is a TV point. Elevated rooftop views.

Rear Double Bedroom Two

11'3" x 10'2" (3.43m x 3.10m)

A second double bedroom with rear aspect window. Full range of three double fitted wardrobes having plenty of hanging space, shelfs and drawer space. Downlighting and TV point.







Front Single Bedroom Three
9'9" x 6'5" (2.97m x 1.96m)

A versatile third bedroom with front aspect window. Currently used as office/home working. There is a small bulkhead.

Fully Tiled Family Bathroom
6'2" x 6'2" (1.88m x 1.88m)

Superb family bathroom with fully tiled walls and comprising of a 3 piece suite which includes a shower bath with mains shower and shower screen, pedestal wash hand basin and low level WC set in attractive vanity units. Heated towel radiator and feature wall mirror. Down lighting and tiled floor.

Extended Garage
20'1" x 8'2" (6.12m x 2.49m)

With front roller shutter door, power and lighting.

Outside
Front low brick walling with feature pillars surround a low maintenance front garden with artificial lawn. Side steps lead to the front entrance porch. There is external wall lighting. Driveway provides ample parking and gives access to the semi detached extended garage. Secure side gate leads to the rear.

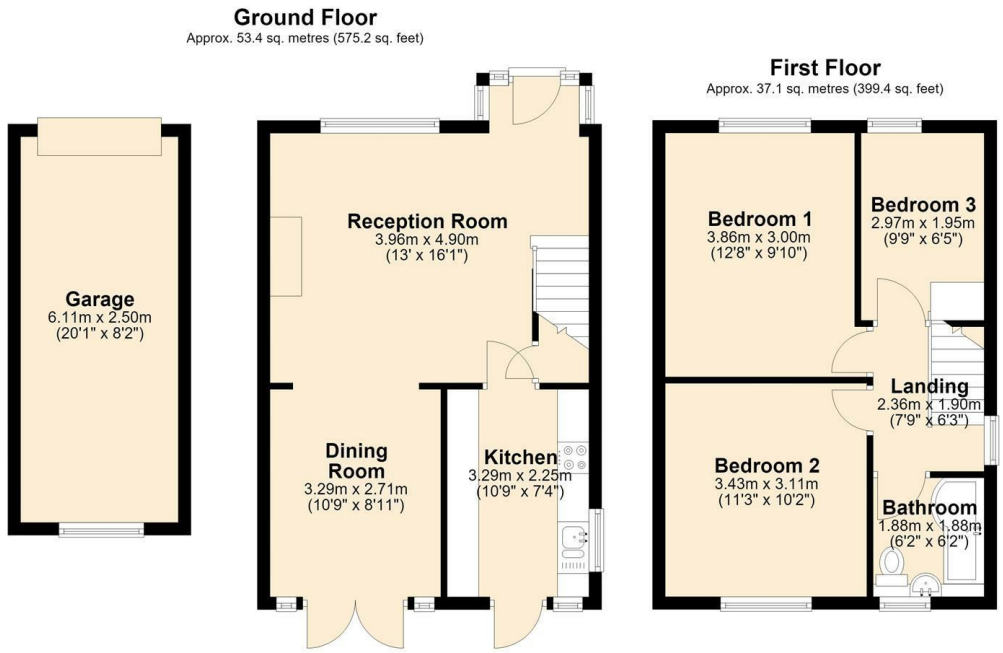
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School catchment areas

Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Nottinghamshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

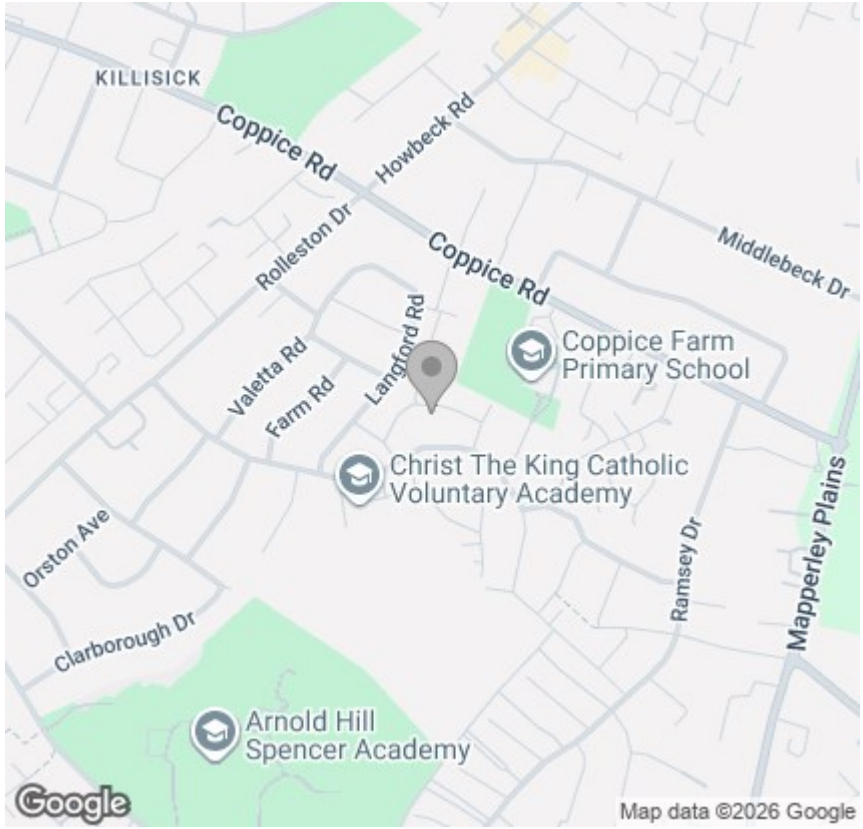
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



Total area: approx. 90.5 sq. metres (974.6 sq. feet)

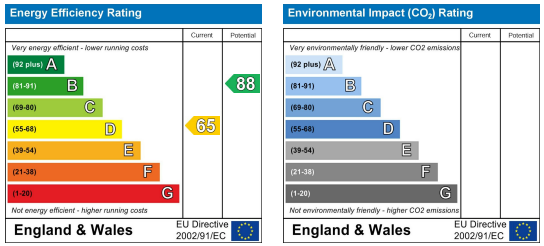
Area Map



Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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