



**Patricia Drive**  
**Arnold, Nottingham NG5 8EJ**

**Guide Price £300,000 Freehold**

**0115 648 5485**



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Situated in a popular and well-established family area of NG5, this spacious three-bedroom detached home offers stylish, modern living with superb access to nearby schools, local parks, and high street amenities. Perfectly suited for families, this home combines comfort, convenience, and stunning outdoor space.

To the front, the property boasts double off-road parking and a secure detached garage, with landscaped gardens to both the front and rear. The tiered rear garden is a real highlight, featuring both lawn and decking areas, and offering elevated views across Arnold—perfect for relaxing or entertaining.

Stepping through the front door, you are welcomed into a bright and spacious hallway, complete with a large under-stairs cloakroom.

At the heart of the home is the open-plan kitchen diner, which has been finished to a high standard and includes integrated appliances such as an oven, hob with extractor, fridge/freezer, and washing machine. This space flows seamlessly into the main lounge area, which features a stylish media wall, dual aspect windows, and doors that open out to the rear garden, allowing plenty of natural light throughout.

Upstairs, you'll find two generously sized double bedrooms along with a well-proportioned third bedroom, making it ideal for a growing family or those needing additional work-from-home space. The modern three-piece family bathroom is complete with a bath featuring a mains fed rainwater shower over, catering to all needs. Additional generous loft storage adds practicality to the home.

The detached single garage sits at the rear of the garden, offering secure storage or potential for conversion, subject to planning.

This fantastic home is beautifully maintained throughout and set in a great location—early viewing is highly recommended to fully appreciate what's on offer.



## Entrance Hallway

UPVC double glazed entrance door with fixed double glazed panels either side leads into the entrance hallway comprising laminate floor covering, carpeted staircase leading to the first floor landing, wall mounted radiator, recessed spotlights to the ceiling, doors leading off to:

## Cloakroom

## Kitchen

9'11" x 15'1" approx (3.040 x 4.610 approx)

Two UPVC double glazed windows to the side elevation, UPVC double glazed window to the front elevation, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, five ring gas hob with extractor hood over, integrated double oven, integrated fridge freezer, wall mounted vertical radiator, breakfast bar providing additional seating space, recessed spotlights to the ceiling, tiled flooring, internal glazed bi-folding doors leading through to the lounge.

## Lounge

16'5" x 10'10" approx (5.005 x 3.311 approx)

Laminate floor covering, coving to the ceiling, recessed spotlights to the ceiling, UPVC double glazed window to the rear elevation, UPVC French doors leading out to the rear garden.

## First Floor Landing

UPVC double glazed window to the side elevation, airing cupboard, recessed spotlights to the ceiling, access to the loft, carpeted flooring.

## Bedroom One

11'0" x 14'2" approx (3.370 x 4.324 approx)

This spacious master bedroom benefits from having wooden flooring, two UPVC double glazed windows to the rear elevation, two wall mounted radiators, coving to the ceiling, door to en-suite.

## En-Suite

7'9" x 2'10" approx (2.382 x 0.885 approx)

Tiled flooring, tiled splashbacks, WC, handwash basin with mixer tap, recessed spotlights to the ceiling, shower enclosure with mains fed shower over, heated towel rail.

## Bedroom Two

8'10" x 9'10" approx (2.702 x 3.015 approx)

Carpeted flooring, UPVC double glazed window to the front elevation, wall mounted radiator.



## Bedroom Three

6'2" x 10'3" approx (1.880 x 3.125 approx)

Carpeted flooring, UPVC double glazed window to the side elevation, wall mounted radiator.

## Family Bathroom

5'11" x 5'8" approx (1.817 x 1.751 approx)

Laminate floor covering, tiling to the walls, UPVC double glazed window to the front elevation, WC, handwash basin with mixer tap and storage below, heated towel rail, panelled bath with mains fed rain water shower over.

## Outside

### Rear of Property

To the rear of the property there is a tiered enclosed rear garden perfect for hosting and family living comprising patio area leading up with steps incorporating slate flowerbeds, lawned garden space with a range of plants and shrubbery planted to the borders, further raised deck to the rear, fencing to the boundaries, access to the garage, access to a coal store providing useful additional storage space, side gated access to the front of the property.

### Front of Property

To the front of the property there is a driveway providing off the road parking,

### Garage

Access door to the side leading to the garden, up and over door to the front elevation.

### Agents Notes: Additional Information

Council Tax Band: C

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 7mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

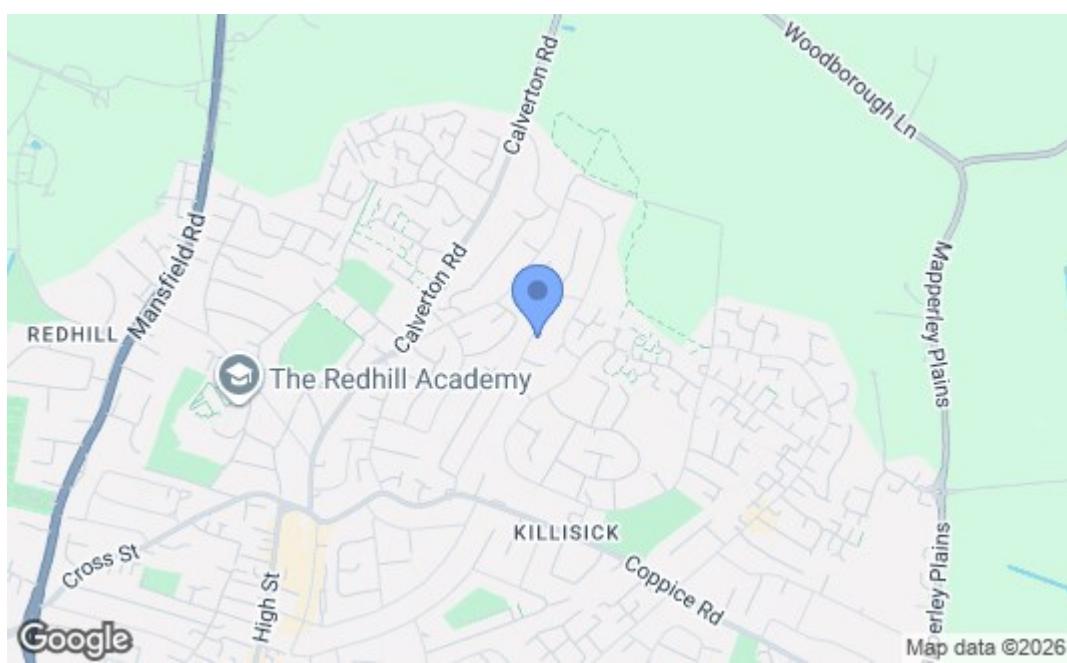
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	83
(81-91)	B	66
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.