



**Pondhills Lane  
Arnold, Nottingham NG5 8DR**

**THREE BEDROOM SEMI-DETACHED HOME  
LOCATED IN THE HEART OF ARNOLD,  
NOTTINGHAM**

**Guide Price £215,000 Freehold**



Robert Ellis Estate Agents are delighted to offer to the market this three-bedroom semi-detached home situated in Arnold, Nottingham.

As you approach the house, you'll be greeted by a private driveway providing ample parking space, as well as a garage for additional storage or parking needs. The exterior boasts a well-maintained front garden, adding to the home's curb appeal.

Upon entering, you're welcomed by a bright and airy porch that leads to a spacious lounge, ideal for relaxing or entertaining guests. The adjacent kitchen is well-equipped with modern appliances and plenty of storage, with space for a dining area where you can enjoy family meals. The property also benefits from a rear garden, perfect for outdoor activities or summer barbecues.

Upstairs, you will find three generously sized bedrooms. The master bedroom offers ample space for a double bed and wardrobes, while the other two bedrooms are versatile, suitable for children's rooms, a home office, or guest rooms. A family bathroom with a shower and bath completes the upper floor.

This property is conveniently located close to local schools, parks, shops, and public transport links, offering easy access to the city centre.

With its great location, private parking, and spacious layout, this three-bedroom semi-detached home is an opportunity not to be missed.



### Entrance Hallway

4'7" x 3'7" approx (1.4 x 1.1 approx)

UPVC entrance door to the side elevation. Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Coving to the ceiling. Internal door leading into the lounge.

### Lounge

14'8" x 13'8" approx (4.49 x 4.17 approx)

Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Coving to the ceiling. Staircase to the first flooring landing. Internal door leading into the kitchen diner.

### Kitchen Diner

13'7" x 9'7" approx (4.15 x 2.94 approx)

Double glazed sliding door to the rear elevation. Double glazed window to the rear elevation. Laminate flooring. Tiled splashbacks. Wall mounted radiator. A range of wall, base and drawer units with worksurfaces over, incorporating a double sink and drainer unit with dual heat tap. Integrated electric oven with a 4 ring gas hob above. Space and plumbing for an automatic washing machine. Space and point for a freestanding fridge freezer.

### First Floor Landing

Carpeted flooring. Loft access hatch. Internal door leading into bedroom 1, 2, 3 and family bathroom

### Bedroom 1

12'0" x 10'5" approx (3.67 x 3.19 approx)

Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Built-in wardrobes.

### Bedroom 2

11'0" x 16'6" approx ( 3.36 x 5.03 approx)

Double glazed window to the rear elevation. Laminate flooring. Wall mounted radiator.

### Bedroom 3

9'3" x 7'5" approx (2.82 x 2.28 approx)

Double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator.

### Family Bathroom

Double glazed window to the rear elevation. Laminate flooring. Tiled splashbacks. Wall mounted towel radiator. 4 piece suite comprising of a walk-in shower with an electric shower above, bath with separate hot and cold taps, hand wash basin and a WC.

### Garage

7'9" x 17'3" approx (2.38 x 5.28 approx)

Up and over door. Wall mounted combination boiler. Power and lighting.

### Front of Property

To the front of the property there is a driveway providing off the road parking leading to the garage.

### Rear of Property

To the rear of the property there is an enclosed rear garden a paved patio area, steps leading down to a pebble area, a range of plants, trees and shrubbery and fencing surrounded.

### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

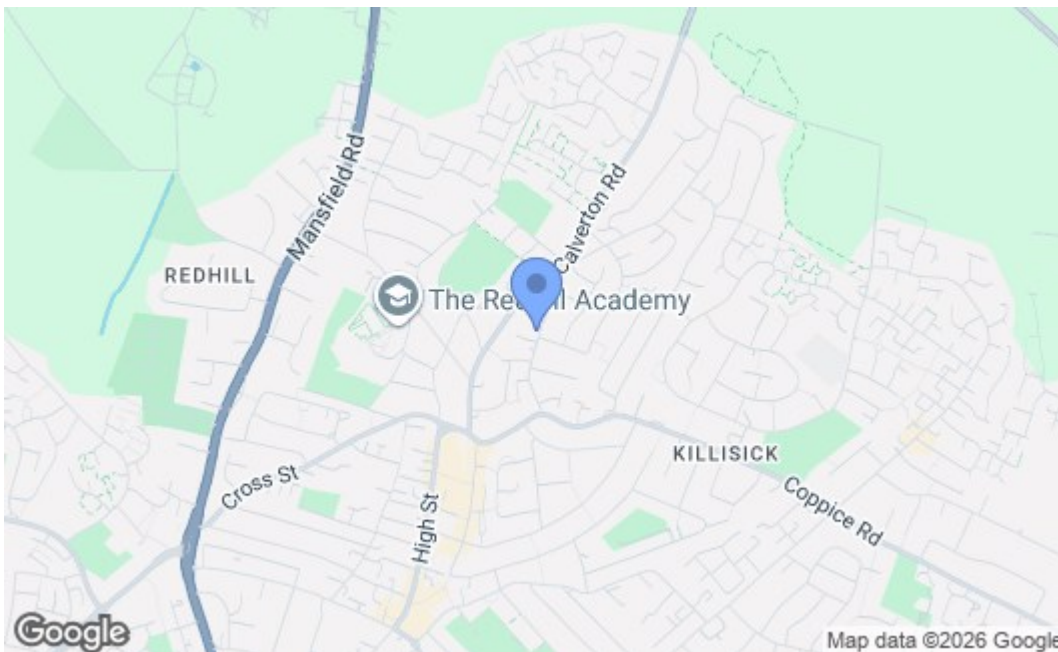
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No

988MR/HM





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.