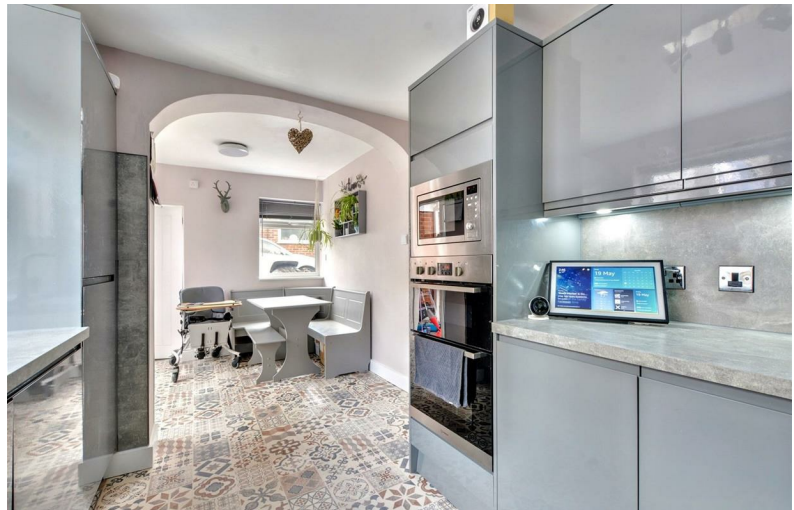




**Farm Road  
Arnold, Nottingham NG5 7JY**

**Offers In The Region Of**

**£220,000 - £250,000**

SPACIOUS 3-BEDROOM BUNGALOW  
WITH GARAGE CONVERSION ON AN  
ELEVATED PLOT – PRIME LOCATION ON  
FARM ROAD, ARNOLD!

**0115 648 5485**



/robertellisestateagent



@robertellisea



Situated on a generous raised plot in a popular part of Arnold, this versatile three-bedroom bungalow offers spacious, modern living all on one level—perfect for families, downsizers, or buyers seeking single-storey living with room to grow.

A triple driveway provides ample off-street parking and leads to a well-maintained front garden and main entrance. Step inside to a welcoming hallway that connects the home's key living spaces. To the left, a bright and comfortable lounge features a large bay-fronted UPVC window and a brick fire surround.

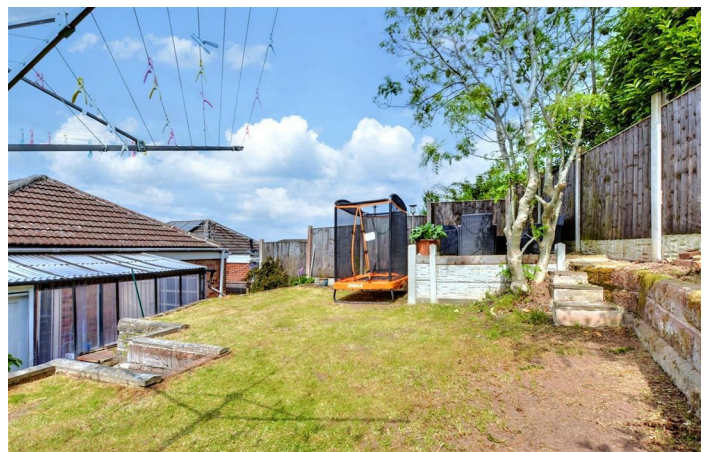
The property includes three well-proportioned bedrooms: the main double overlooks the front of the property. Two further small doubles, one with fitted wardrobes for additional storage. There is then a converted garage that can be used as a fourth bedroom subject to planning. This converted room is fully integrated with gas and power and provides a flexible space ideal as a guest room, home office, or playroom.

A modern wet-room style family bathroom includes a walk-in shower, basin, and WC—perfect for accessibility and ease of use.

At the heart of the home is a stunning, newly fitted kitchen-diner featuring sleek cabinetry, integrated white goods, a double oven, microwave, and induction hob. The space flows into the dining area, which opens through double doors into a bright conservatory—offering year-round enjoyment and seamless access to the rear garden.

With modern fittings throughout, gas central heating, this well-equipped bungalow is move-in ready.

Early viewing is highly recommended to appreciate the space, flexibility, and sought-after location this property offers.



### Entrance Hallway

UPVC double glazed entrance door into the entrance hallway comprising carpeted flooring, coving to the ceiling, airing cupboard, panelled doors leading off to:

### Lounge

13'2" x 8'10" approx (4.032 x 2.715 approx)

UPVC bay fronted window to the front elevation, coving to the ceiling, wall mounted radiator, carpeted flooring, wall light points, brick built surround and tiled hearth.

### Bedroom One

8'11" x 10'11" approx (2.743 x 3.338 approx)

UPVC double glazed window front elevation, built-in storage cupboard, carpeted flooring, wall mounted radiator, coving to the ceiling.

### Wet Room

5'6" x 6'5" approx (1.682 x 1.979 approx)

Non-slip flooring, vanity wash hand basin with separate hot and cold taps, tiling to the walls, wall mounted radiator, mains fed shower, WC, UPVC window to the side elevation.

### Bedroom Four

7'11" x 8'11" approx (2.433 x 2.725 approx)

UPVC double glazed window to the side elevation, carpeted flooring, coving to the ceiling, wall mounted radiator, built-in wardrobes providing ample additional storage space.

### Further Hallway

Laminate floor covering, coving to the ceiling, archway through to open plan kitchen diner, panelled door leading to bedroom three.

### Bedroom Three

7'6" x 8'6" approx (2.3 x 2.609 approx)

UPVC double glazed window to the front elevation, carpeted flooring, coving to the ceiling, wall mounted radiator.

### Open Plan Kitchen Diner

#### Kitchen Area

9'1" x 10'9" approx (2.771 x 3.3 approx)

A range of matching contemporary wall and base units with worksurfaces over incorporating a 1 1/2 bowl sink and drainer unit with swan neck mixer tap over, integrated double oven, integrated microwave, integrated fridge freezer, induction hob with extractor hood over, integrated dishwasher, UPVC double glazed window to the rear elevation, continuation of laminate floor covering from the hallway.

### Dining Area

9'3" x 7'2" approx (2.828 x 2.202 approx)

Continuation of the laminate floor covering, built-in seating, UPVC sliding doors leading into the lean-to, UPVC double glazed window to the side elevation, panelled door leading to bedroom two.

### Bedroom Two

7'2" x 13'1" approx (2.208 x 4.009 approx)

UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring, loft access hatch.

### Lean-To

6'4" x 12'3" approx (1.955 x 3.759 approx)

Side access door for side access to the front of the property and rear access door with steps leading to the rear garden.

### Outside

#### Front of Property

To the front of the property there is a driveway providing off the road parking for multiple cars, a low maintenance paved and pebbled front garden with a range of plants and shrubbery throughout.

#### Rear of Property

To the rear of the property there is an enclosed rear garden being mainly laid to lawn steps leading to seating area, fencing to the boundaries, a range of mature shrubs and trees planted to the borders.

### 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 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

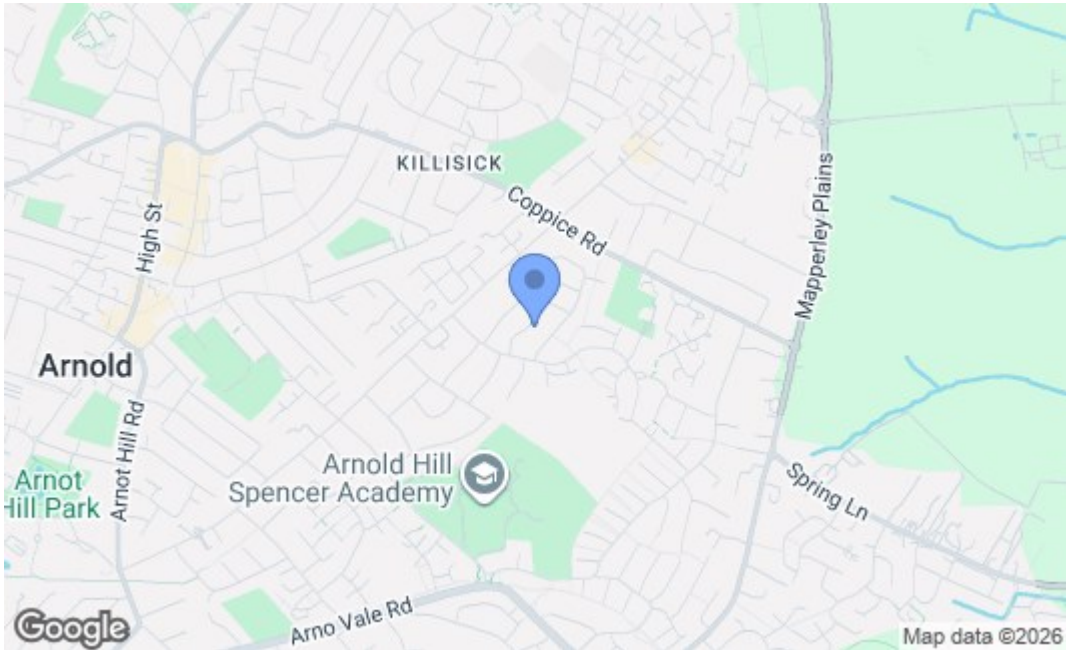
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 85        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 68      |           |
| (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.