Robert Ellis

look no further...







Baker Avenue

Arnold, Nottingham NG5 8FW

A WELL PRESENTED HOME FOR SALE IN ARNOLD!

**£240,000 Freehold**



Robert Ellis Estate Agents are delighted to bring to the market this spacious three-bedroom semi-detached family home, situated on Baker Avenue in the popular residential area of Arnold, Nottingham. Offering generous living accommodation, three well-proportioned bedrooms, a driveway, garage and enclosed rear garden, this property is an excellent choice for first-time buyers, couples and growing families looking for a home in a convenient location.

Upon entering the property, you are welcomed into an entrance hallway leading through to a spacious lounge, providing a comfortable setting for relaxing with family and friends. An opening leads into the separate dining room, offering plenty of space for family meals and entertaining, with French doors opening directly onto the rear garden. The fitted kitchen benefits from a range of wall and base units, ample worktop space, room for appliances and direct access outside.

To the first floor are three generously sized bedrooms, with the principal bedroom benefiting from built-in storage. Completing the accommodation is a family bathroom featuring both a bath and separate shower enclosure, alongside the added convenience of a separate WC.

Outside, the property enjoys an attractive tiered front garden with established plants and shrubs, together with a driveway providing off-road parking and access to a double-height garage. To the rear is an enclosed, low-maintenance garden featuring a paved patio, gravelled areas and established planting, creating a lovely space for outdoor dining and entertaining.

The property is ideally positioned within easy reach of Arnold town centre, offering a fantastic selection of shops, supermarkets, cafés, restaurants and everyday amenities. There are also popular schools nearby, along with regular bus services providing convenient access to Nottingham City Centre and surrounding areas.

A fantastic opportunity to purchase a spacious family home in a popular Arnold location, with viewing highly recommended!





## Entrance Hallway
3'3" x 5'10" approx (1.0 x 1.8 approx)
Composite door to the side elevation, windows to the front elevation, laminate flooring, door leading through to the lounge.

## Lounge
14'5" x 14'9" approx (4.4 x 4.5 approx)
UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator, staircase leading to the first floor landing, opening through to the dining room.

## Dining Room
10'9" x 10'9" approx (3.3 x 3.3 approx)
UPVC double glazed French doors to the rear elevation, carpeted flooring, wall mounted radiator, door leading through to the kitchen.

## Kitchen
10'9" x 11'9" approx (3.3 x 3.6 approx)
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, space and plumbing for a washing machine, space and point for a fridge freezer, space and point for a tumble dryer, oven with four ring gas hob over and extractor hood above, tiled splashbacks, storage cupboard, UPVC double glazed window to the rear elevation, UPVC double glazed door to the rear elevation.

## First Floor Landing
Carpeted flooring, access to the loft, doors leading off to:

## Bedroom One
11'5" x 14'9" approx (3.5 x 4.5 approx)
UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator, built-in storage.

## Bedroom Two
14'5" x 12'5" approx (4.4 x 3.8 approx)
UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator.

## Bedroom Three
14'5" x 8'2" approx (4.4 x 2.5 approx)
UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator.

## Bathroom
10'9" x 4'11" approx (3.3 x 1.5 approx)
UPVC double glazed window to the rear elevation, tiled splashbacks, heated towel rail, handwash basin, bath with mixer shower attachment, shower enclosure with mains fed rainfall shower over, recessed spotlights to the ceiling.

## Separate WC
4'11" x 2'11" approx (1.5 x 0.9 approx)
UPVC double glazed window to the rear elevation, tiled splashbacks, WC.

## Front of Property
To the front of the property there is a tiered front garden with a range of mature plants and shrubbery planted to gravelled areas incorporating walled boundaries with a pathway and steps leading to the front entrance door, access to the garage and driveway providing off the road vehicle hardstanding.

## Garage
8'2" x 18'0" approx (2.5 x 5.5 approx )
Double height garage.

## Rear of Property
To the rear of the property there is an enclosed rear garden with paved patio area, gravelled area, outdoor water tap, plants and shrubbery planted to the borders, fencing to the boundaries, secure gated access to the front of the property.

## 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 15mbps 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



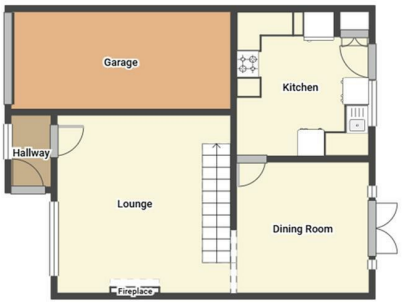






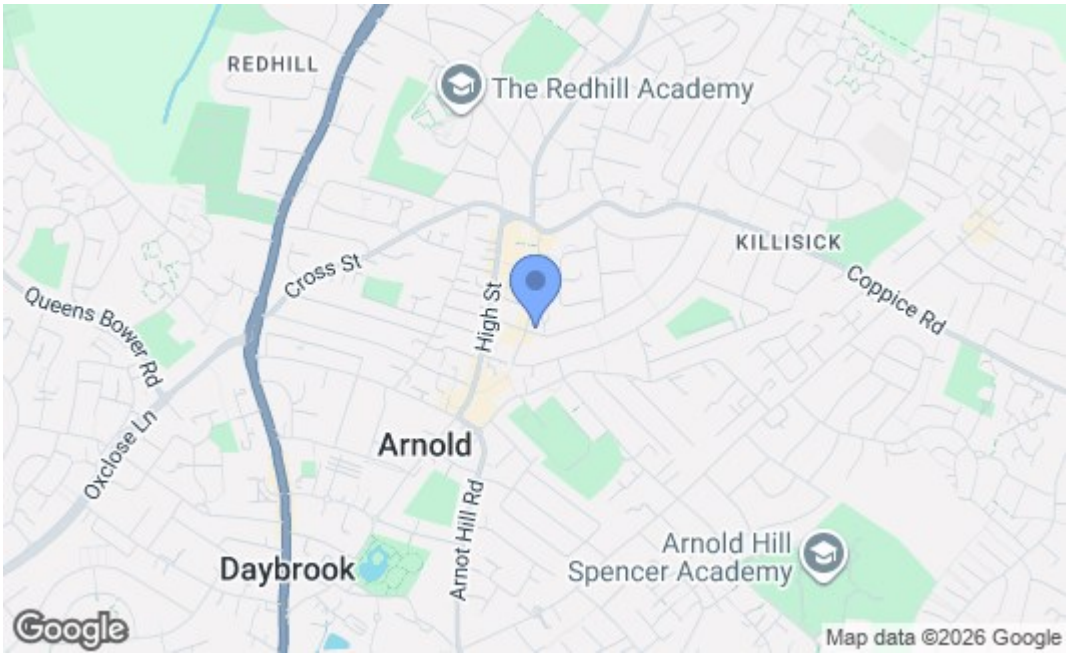


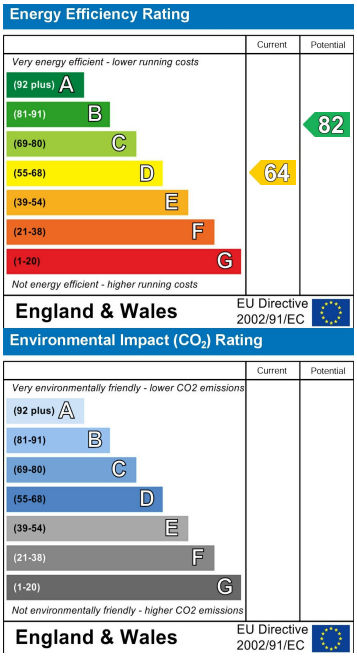











These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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