11 Turton Drive, Arnold, NG5 6LH

£250,000

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Marriotts

11 Turton Drive
Arnold, NG5 6LH

- Three story townhouse
- Master en-suite
- Walking distance to Arnold town centre
- Five bedrooms
- Hall with downstairs toilet
- Cul-de-sac location

A modern three storey townhouse in a cul-de-sac position within walking distance of Arnold town centre, providing a wide variety of shops and amenities, as well as easy bus access to Sherwood and the city centre. The property is for sale with NO UPWARD CHAIN and has 5 BEDROOMS, family bathroom and an EN-SUITE. Hallway with DOWNSTAIRS TOILET and access to the integral garage, ground floor utility room and fifth bedroom, first floor kitchen diner and living room. Four bedrooms, bathroom and en-suite occupy the second floor!

£250,000

Entrance Hall
With a double-glazed composite front entrance door, radiator, spindled staircase leading to the first floor with under-stair cupboards and doors to the downstairs toilet, garage, utility room and fifth bedroom.

Downstairs Toilet
Consisting of a dual flush toilet and wash basin with vanity base cupboard, tiled splashbacks, vanity mirror and light. Extractor fan, radiator and wall-mounted RCD board.

Utility Room
Wall and base units with worktop and inset stainless steel sink unit and drainer with tiled splashback and plumbing for washing machine. Space and vent for a tumble dryer, wall-mounted gas boiler, radiator and double-glazed composite door to the rear.

Bedroom 5
With a radiator and UPVC double-glazed rear window.

First Floor Landing
With a radiator and spindled staircase to the second floor with doors to the lounge diner and breakfast kitchen.

Lounge Diner

An L-shaped room with two radiators, two UPVC double-glazed front windows and three ceiling light points.

Breakfast Kitchen

A range of units with gloss wood effect doors, worktop with inset one and a half bowl stainless steel sink unit and drainer, tiled splashbacks and concealed worksurface downlighting. Integrated brushed steel trim electric double oven and four-ring gas hob with extractor, along with an integrated dishwasher and fridge freezer. LED downlights, wood effect floor covering, radiator and UPVC door glazed rear windows.

Second Floor Landing

Loft access, radiator, large airing cupboard housing the hot water cylinder and doors to the remaining four bedrooms and family bathroom.

Bedroom 1

Built-in three door wardrobe, radiator and UPVC double-glazed front window.

En-suite

Consisting of a corner tiled cubicle with chrome mains shower, wash basin and concealed cistern toilet set into a vanity surround with base cupboards. Tiled surround, vanity mirror and vanity light, wood effect floor covering, extractor fan, ceiling downlights and radiator.

Bedroom 2

Fitted double wardrobe, UPVC double-glazed rear window and radiator.

Bedroom 3

UPVC double glazed front window and radiator.

Bedroom 4

UPVC double-glazed rear window and radiator.

Bathroom

Consisting of a shaped bath and screen with full height tiling, glass screen and chrome mains shower. Dual flush toilet, pedestal wash basin with vanity mirror and vanity light, LED downlights, extractor fan, wood effect floor covering and radiator.

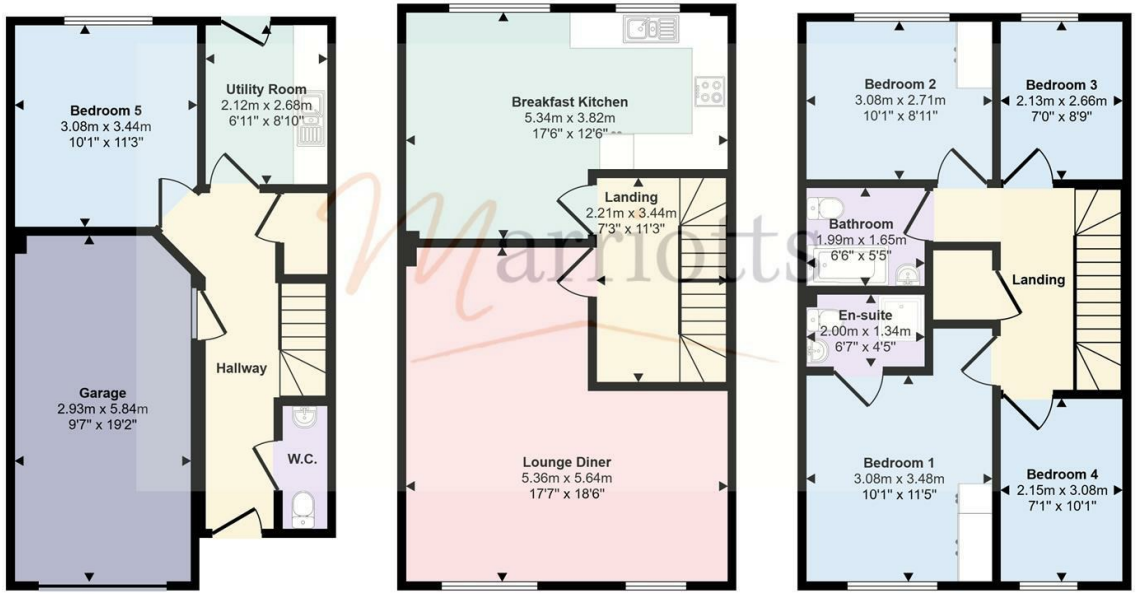
Outside

To the front, there is a driveway providing parking for two cars and a built-in store cupboard. Up-and-over door leads into the garage, which has light and power and a connecting door to the hallway. To the rear, there is full width decking and garden, enclosed with a fenced perimeter with rear gate leading to shared pedestrian access.

Material Information

TENURE: Freehold
COUNCIL TAX: Gedling Borough Council - Band C
PROPERTY CONSTRUCTION: Cavitu Brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: no
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no
FLOOD RISK: very low
ASBESTOS PRESENT: no
ANY KNOWN EXTERNAL FACTORS: no
LOCATION OF BOILER: utility room
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER:
MAINS ELECTRICITY PROVIDER:
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: Yes
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: level front and rear access

Approx Gross Internal Area
150 sq m / 1615 sq ft

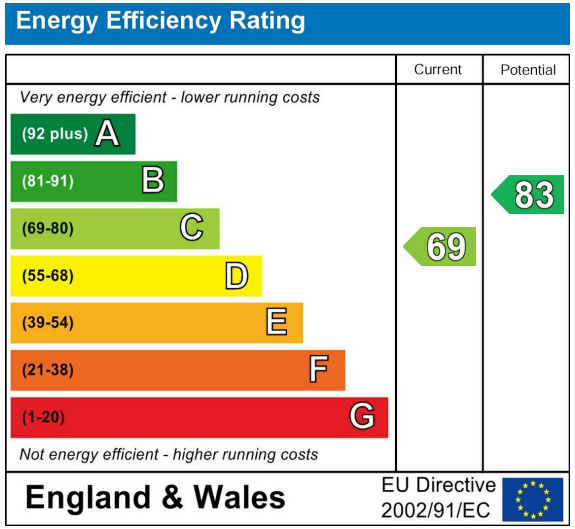


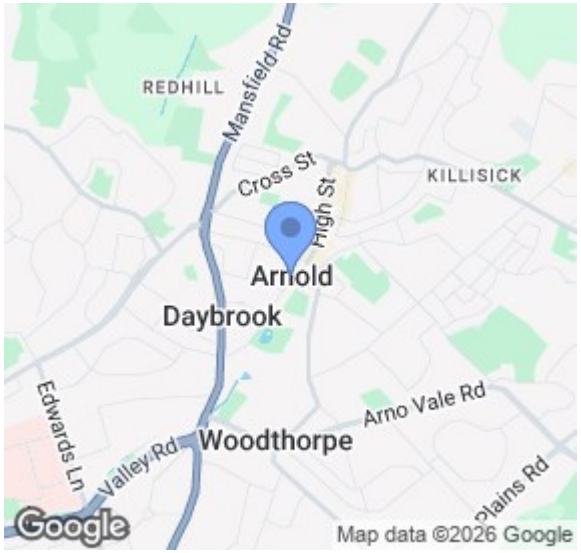
Ground Floor
Approx 48 sq m / 514 sq ft

First Floor
Approx 51 sq m / 551 sq ft

Second Floor
Approx 51 sq m / 551 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.

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