

Brookfield Road  
Arnold, Nottingham NG5 7ER

A WELL PRESENTED FAMILY HOME IN  
ARNOLD!

**Offers In The Region Of £270,000 Freehold**



Situated in the heart of Arnold, this well-presented three-bedroom extended semi-detached home offers spacious and versatile accommodation, making it an ideal choice for families. The property benefits from a driveway providing off-road parking for multiple vehicles and is conveniently located within walking distance of local schools, shops, and excellent transport links.

Upon entering the home, you are welcomed into the entrance hall which leads through to a bright and inviting lounge, featuring a square bay window to the front elevation and stairs rising to the first floor. From the lounge, you enter the modern kitchen, which provides access to a convenient downstairs WC and a versatile family room. The family room offers flexible living space and benefits from both front and rear access, making it ideal for a variety of uses such as a second reception room, playroom, or home office.

To the first floor, the property offers three well-proportioned bedrooms and a contemporary shower room.

Externally, to the rear of the property, there is an enclosed garden with side access, providing a great outdoor space for relaxing or entertaining.

This fantastic family home offers both comfort and convenience in a sought-after location. Early viewing is highly recommended to fully appreciate everything this property has to offer.



### Entrance Hall

Front entrance door, laminate flooring, cupboard housing the meters, stairs to the first floor, radiator and door to:

### Lounge

14'6 x 12'8 approx (4.42m x 3.86m approx)

Double glazed bay window to the front, wood flooring, radiator, dual fuel log burner, TV point.

### Kitchen

17'9 x 7'9 approx (5.41m x 2.36m approx)

Continuation of the wood flooring, double glazed window to the rear, space for a fridge freezer, range of wall, base and drawer units with work surfaces over incorporating a sink and drainer with mixer tap, plumbing for a washing machine, space for a tumble dryer, electric double oven, four ring induction hob and extractor over, cupboard housing the combi boiler (3/4 years old), integrated microwave, French doors to the family area and door to cloaks/w.c.

### Family Room

17'6 x 13'11 approx (5.33m x 4.24m approx)

Wood laminate flooring, double glazed bi-fold door to the rear, double glazed window to the side, two double glazed windows to the rear and four double glazed windows to the second side, composite door, vertical radiator.

### First Floor Landing

Wood flooring, double glazed window to the side and radiator, access to the loft and doors to:

### Bedroom 1

10'2 x 11'7 approx (3.10m x 3.53m approx)

Double glazed window to the front, radiator, picture rail, carpeted flooring.

### Bedroom 2

7'6 x 8'7 approx (2.29m x 2.62m approx)

Double glazed window to the rear, laminate flooring, radiator, ceiling spotlights.

### Bedroom 3

9'5 x 5'4 approx (2.87m x 1.63m approx)

Double glazed window to the rear, vinyl flooring, radiator.

### Wet Room

Ceiling spotlights, double glazed window to the front, low flush w.c., wash hand basin with mixer tap and tiled splashbacks, heated towel rail, electric shower.

### Outside

To the front there is a block paved driveway offering ample off street parking, fencing to the borders.

To the rear of the property there is a patio area, garden shed, fencing to the boundaries, side gated access, outside tap.

### Council Tax

Gedling Borough Council Band A

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 9mbps Superfast 74mbps

Ultrafast 1800mbps

Phone Signal – EE, Vodafone, 02

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

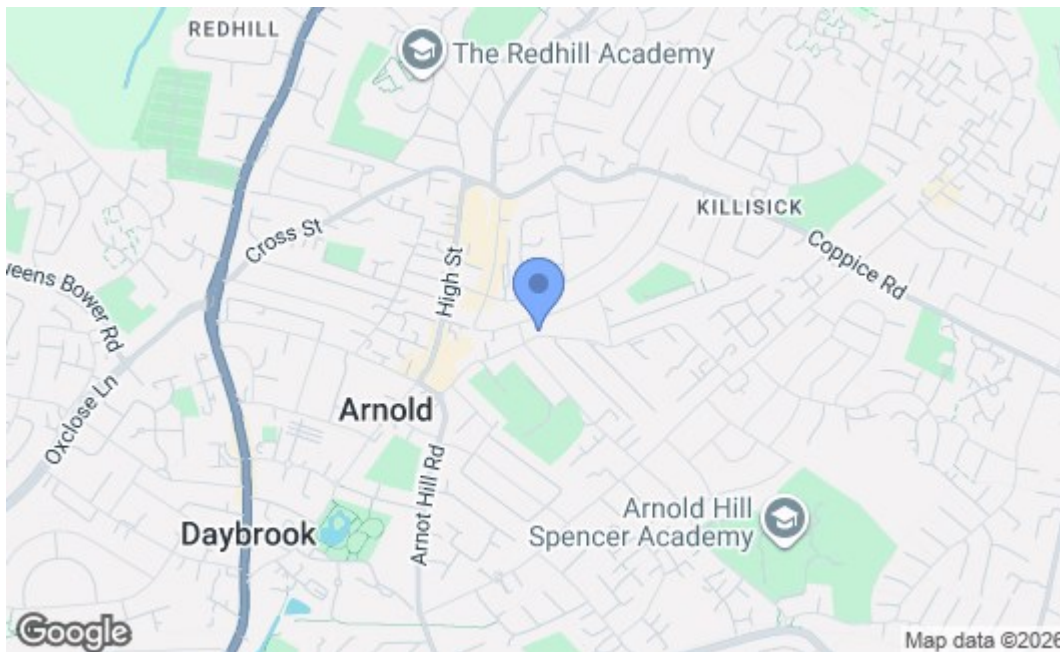
Flood Defenses – No

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			89
(81-91) B			
(69-80) C			
(55-68) D		63	
(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.