



Needham Road  
Arnold, Nottingham NG5 7FF

A WELL PRESENTED FOUR BEDROOM MID  
TERRACE HOME FOR SALE!

**Asking Price £260,000 Freehold**



Robert Ellis Estate Agents are delighted to present this well-presented four bedroom mid-terrace family home, complete with a driveway, rear extension, and a fantastic garden, situated in the heart of Arnold, Nottingham.

Ideally located just a short distance from Arnold town centre, the property benefits from a wide range of local amenities, shops, and restaurants, as well as excellent transport links into Mapperley, Nottingham City Centre, and surrounding areas. The home is also within easy reach of well-regarded schools including Redhill Academy and Richard Bonington Primary & Nursery, making it perfect for families.

The property offers spacious and versatile accommodation, ideal for modern family living.

Upon entering, you are welcomed by a bright hallway leading into a spacious lounge and an extended kitchen diner, complete with fitted units and a breakfast bar. The kitchen diner also features French doors opening out onto a generous enclosed rear garden, offering patio areas and a well-maintained lawn - ideal for outdoor entertaining and family living.

The first floor provides access to three well-proportioned bedrooms and a family bathroom fitted with a three-piece suite. Stairs then lead to the second floor, where you will find a further double bedroom, offering flexible space for a growing family, guest room, or home office.

To the front, the property benefits from a driveway providing off-road parking.

This is the perfect home for a growing family or couple seeking a well-proportioned property with excellent space both inside and out.

**DO NOT MISS OUT! CALL US TODAY!**



### Entrance Hallway

UPVC entrance door to the front elevation leading into the entrance hallway comprising laminate flooring, wall mounted radiator, dado rail, staircase leading to the first floor landing, door leading through to the lounge.

### Lounge

11'60 x 13'11 approx (3.35m x 4.24m approx)  
Carpeted flooring, wall mounted radiator, UPVC double glazed window to the front elevation, fire with back boiler behind, door leading through to the kitchen diner.

### Kitchen Diner

16'31 x 19'31 approx (4.88m x 5.79m approx)  
Stone tiled flooring, wall mounted radiator, floor heater to the kitchen area, underfloor heating to the dining area, dado rail, ample space for a dining table, recessed spotlights to the ceiling, UPVC double glazed windows to the rear elevation, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, space and plumbing for a washing machine, five ring gas hob with extractor hood above, integrated double oven, integrated coffee machine, space and point for a fridge.

### Extension/Conservatory

UPVC double glazed windows surrounding, underfloor heating, UPVC double glazed French doors leading out to the rear garden.

### First Floor Landing

Carpeted flooring, storage cupboard, staircase leading to the second floor bedroom, door leading off to:

### Bedroom One

11'65 x 8'82 approx (3.35m x 2.44m approx)  
UPVC double glazed window to the front elevation, wall mounted radiator, built-in storage cupboard, carpeted flooring.

### Bedroom Two

8'87 x 9'93 approx (2.44m x 2.74m approx)  
UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring.

### Bedroom Three

6'82 x 8'51 approx (1.83m x 2.44m approx)  
UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring.

### Bathroom

9'33 x 4'11 approx (2.74m x 1.50m approx)  
Tiled flooring, tiled splashbacks, handwash basin with mixer tap, heated towel rail, UPVC double glazed window to the rear elevation, WC, panelled bath with mixer tap and electric shower over, recessed spotlights to the ceiling.

### Bedroom 4

11'60 x 15'09 approx (3.35m x 4.80m approx)  
Two Velux windows, storage to the eaves, carpeted flooring.

### Outside

#### Front of Property

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

#### Rear of Property

To the rear of the property there is an enclosed rear garden with 12' x 8' x 5' 10,000 litre pond, patio area, steps leading to lawned area, shed with electrics, flowerbeds, decking, outdoor water tap, shared access, fencing to the borders.

### Agents Notes: Additional Information

Council Tax Band: A

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

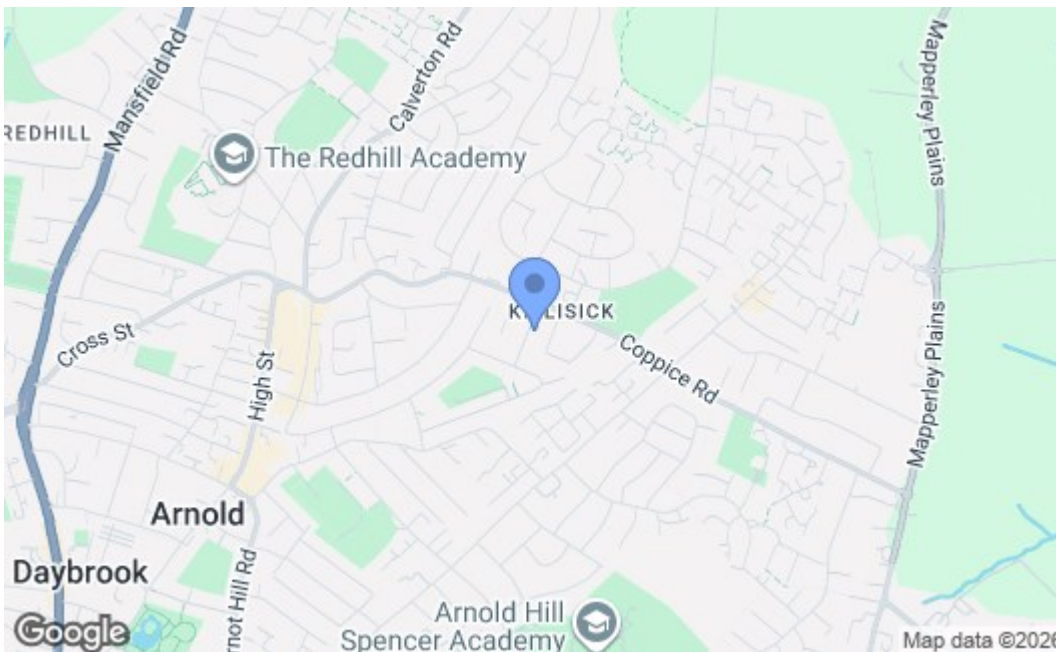
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(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.