Robert Ellis

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Shacklock Close
Arnold, Nottingham NG5 9QE

THREE BEDROOM SEMI-DETACHED HOUSE, OCCUPYING A GENEROUS CORNER PLOT

Offers In The Region Of £215,000 Freehold



** NO UPWARD CHAIN **

A THREE BEDROOM SEMI-DETACHED HOUSE OCCUPYING A GENEROUS CORNER PLOT, OFFERING SPACIOUS AND VERSATILE ACCOMMODATION WITH AN EXTENDED DINING KITCHEN, CONSERVATORY, OFF-STREET PARKING AND A DETACHED GARAGE.

Robert Ellis are pleased to bring to the market this three bedroom semi-detached property situated on Shacklock Close in Arnold, Nottingham. Occupying a generous corner plot, the property offers well-proportioned accommodation across two floors and benefits from an extended kitchen, additional utility room and conservatory, making it an ideal purchase for a range of buyers, including families and those looking for a property with plenty of living space.

The accommodation briefly comprises an entrance lobby leading into a spacious living room featuring a bay window to the front elevation, a feature fireplace and stairs rising to the first floor. An archway provides access to the separate dining room, which offers ample space for a family dining table and has sliding patio doors leading into the conservatory.

The extended dining kitchen is fitted with a range of matching wall and base units, work surfaces, an integrated oven, gas hob and extractor fan, together with space for additional dining furniture. A door leads through to the useful utility room, providing further storage and space for appliances. The conservatory offers an additional reception area with views over and access to the garden.

To the first floor, the landing provides access to three bedrooms, all benefiting from built-in storage facilities, together with a shower room comprising a walk-in shower enclosure, wash hand basin and WC.

Outside, the property occupies a corner plot with garden areas extending around the house. There is a paved patio, artificial lawn and raised decked seating area, providing space for outdoor entertaining and relaxation. A driveway provides off-street parking and leads to a detached brick-built garage, offering further parking or useful storage.

Shacklock Close is situated within an established residential area of Arnold, with access to a range of local amenities, schools, shops and transport links. Arnold town centre offers a wider selection of shopping facilities, supermarkets, cafés and restaurants, while Nottingham city centre is accessible via the surrounding road network and public transport.

An internal viewing is highly recommended to appreciate the accommodation, corner plot position and potential this property has to offer. Contact the Robert Ellis Arnold office to arrange your viewing.





Entrance Lobby
5'6 x 6'4 approx (1.68m x 1.93m approx)
UPVC double glazed door to the side elevation, UPVC double glazed window to the front elevation, wall mounted radiator, wall light point, shelving for additional storage, panelled door leading through to living room.

Living Room
15'7 x 13'4 approx (4.75m x 4.06m approx)
UPVC double glazed sectioned bay windows to the front elevation, wall light points, coving to ceiling, staircase to first floor landing, featured fireplace incorporating surround and hearth with insert electric feature fireplace, wall mounted radiator, archway leading through to dining room.

Dining Room
10'11 x 12'1 approx (3.33m x 3.68m approx)
Wall mounted double radiator, wall light points, coving to ceiling, sliding patio doors leading through to conservatory, panelled door leading through to extended kitchen, archway through to living room.

Extended Dining Kitchen
11'11 x 10'11 approx (3.63m x 3.33m approx)
A range of matching wall and base units incorporating laminate worksurfaces over, stainless steel sink with mixer tap above, integral oven with four ring gas hob over and extractor above, tiled splashbacks, linoleum flooring, ceiling light point, UPVC double glazed window to the side elevation with UPVC double glazed window and door to the rear elevation, wall mounted radiator, ample storage cabinets, space for dining table, panelled door leading through to utility room.

Utility Room
6'9 x 8'1 approx (2.06m x 2.46m approx)
UPVC double glazed window to the side elevation, a range of base units incorporating stainless steel sink with mixer tap above, tiled splashback, Baxi gas underheating combination boiler, ceiling light point, loft access hatch, space and point for freestanding fridge-freezer.

Conservatory
9'11 x 10'1 approx (3.02m x 3.07m approx)
UPVC double glazed windows to the side and rear elevations, UPVC double glazed door providing access to enclosed landscaped rear garden, striped wood flooring.

First Floor Landing
6'2 x 8'3 approx (1.88m x 2.51m approx)
UPVC double glazed window to the side elevation, loft access hatch, panelled doors leading off to:

Shower Room
6'02 x 6'02 approx (1.88m x 1.88m approx)
UPVC double glazed window to the rear elevation, walk-in shower enclosure with electric Mira shower above, pedestal wash hand basin, low level flush WC, tiled splashback, laminate flooring, wall mounted double radiator.

Bedroom Two
8'11 x 9'2 approx (2.72m x 2.79m approx)
UPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator, two large built-in storage cupboards.

Bedroom Three
9'06 x 6'10 approx (2.90m x 2.08m approx)
UPVC double glazed window to the side elevation, ceiling light point, built-in wardrobe over stairs, wall mounted radiator.

Bedroom One
8'10 x 13'4 approx (2.69m x 4.06m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, built-in storage cupboard, ceiling light point.

Front of Property
The property sits on a corner plot, with a garden on the front elevation and hedges t the boundaries, pathway leading to the front entrance door, the garden around providing a paved patio area, security lighting, secure gated access, fencing and hedges to the boundaries, driveway providing off the road vehicle parking, leading to a freestanding brick-build garage with door to the front elevation and side access door, artificial lawn, raised boundaries and raised decked sitting area.

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 3mbps Ultrafast 5500mbps
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



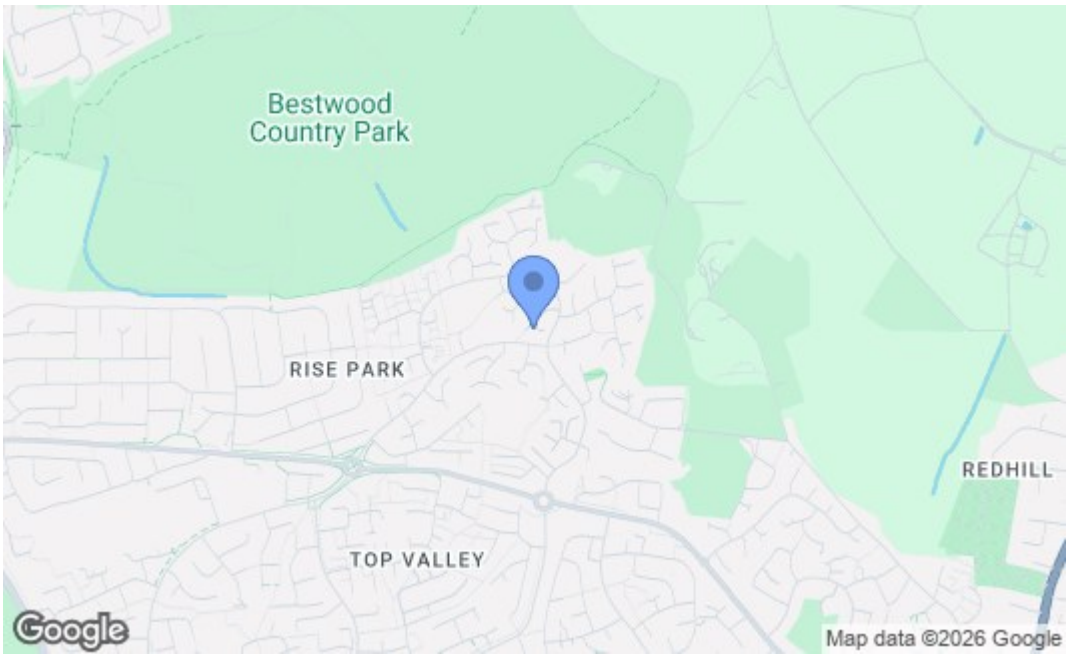


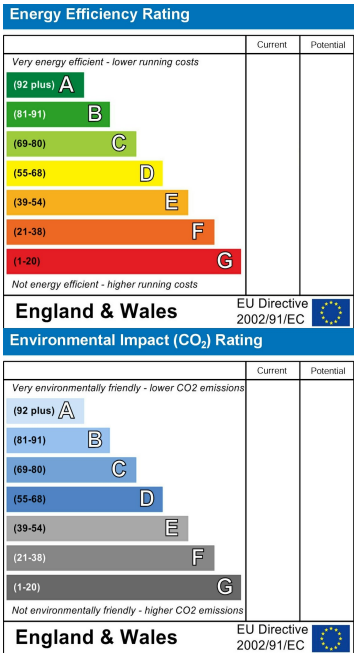












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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