

**Upminster Drive
Arnold, Nottingham NG5 8DT**

DETACHED THREE BEDROOM FAMILY
HOME IN A SOUGHT-AFTER RESIDENTIAL
LOCATION

Offers Over £285,000 Freehold



Situated on the well-regarded Upminster Drive, this detached family home occupies a pleasant position within easy reach of Arnold town centre, local amenities and excellent public transport links, while also benefiting from a particularly private, south-west facing rear garden.

The accommodation is well laid out and begins with an entrance hall incorporating a useful storage cupboard. The lounge provides a comfortable living space, featuring a gas fire set within a fireplace and glazed double doors which open through to the dining room. The dining room enjoys direct access to the rear garden via patio doors, making it ideal for both everyday living and entertaining.

The kitchen has been extended and fitted with an integrated double oven and hob, offering practical workspace and storage. To the first floor, the landing gives access to three well-proportioned bedrooms, with built-in wardrobes to bedroom one and a storage cupboard to bedroom two. The accommodation is completed by a fully tiled bathroom/WC fitted with a white suite and electric shower.

Further benefits include gas central heating, double glazing and an alarm system. Outside, the property is set back from the road with a double-width driveway providing off-road parking for two vehicles and access to the garage with double doors. To the rear is an enclosed, lawned garden with patio seating area and a private, tree-lined outlook, enjoying a favourable south-west facing aspect.

An internal viewing comes highly recommended to fully appreciate the location, layout and outdoor space on offer.



Entrance Hallway

6'03 × 13'03 approx (1.91m × 4.04m approx)

Modern UPVC double glazed leaded door to the front elevation with fixed windows either side, carpeted staircase leading to the first floor landing, wall light points, wall mounted radiator, carpeted flooring, wall mounted radiator, understairs storage cupboard, doors leading through to:

Living Room

11'09 × 14'09 approx (3.58m × 4.50m approx)

UPVC double glazed leaded picture window to the front elevation, wall mounted radiator, wall light points, ceiling light point, carpeted flooring, feature fireplace incorporating stone surround with slate hearth and living flame gas fire, internal doors leading through to the dining room.

Extended Dining Kitchen

8'07 × 16'08 approx (2.62m × 5.08m approx)

With a range of matching wall and base units incorporating laminate worksurfaces over, 1.5 bowl stainless steel sink with mixer tap above, integrated double Zanussi oven, ceramic hob, space and point for a freestanding fridge freezer, space and plumbing for an automatic washing machine, breakfast bar, wall mounted radiator, tiled splashbacks, two UPVC double glazed windows overlooking the enclosed rear garden, ceiling light point, side access door leading to passageway allowing access to the garden and garage, useful pantry space providing further storage.

Dining Room

8'10 × 9'01 approx (2.69m × 2.77m approx)

Sliding double glazed patio door leading out to the rear garden, wall mounted radiator, wall light point, internal glazed door leading through to the living room, panelled door leading through to the extended kitchen.

First Floor Landing

Glazed window to the side elevation, loft access hatch, panelled doors leading off to:

Loft

Fully insulated to standard requirements.

Family Bathroom

6'05 × 6'02 approx (1.96m × 1.88m approx)

Panelled bath with electric Triton shower over, pedestal wash hand basin, low level flush WC, UPVC double glazed window to the rear elevation, recessed spotlights to the ceiling, wall mounted radiator, extractor fan.

Bedroom One

12'2 × 8'8 approx (3.71m × 2.64m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, airing cupboard housing hot water cylinder with further storage above.

Bedroom Two

11'7 × 11'4 approx (3.53m × 3.45m approx)

UPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator, built-in wardrobes providing ample additional storage space.

Bedroom Three

9'01 × 9'03 approx (2.77m × 2.82m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

Outside

Front of Property

To the front of the property there is a spacious driveway providing off the road vehicle hardstanding, garden laid to lawn, mature shrubs planted to the borders, access to the garage, secure gated access to the side elevation.

Garage

Rear of Property

To the rear of the property there is a good sized enclosed rear garden being laid mainly to lawn with shrubs and trees planted to the borders, fencing and hedging to the boundaries.

Agents Notes: Additional Information

Council Tax Band: C

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 13mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

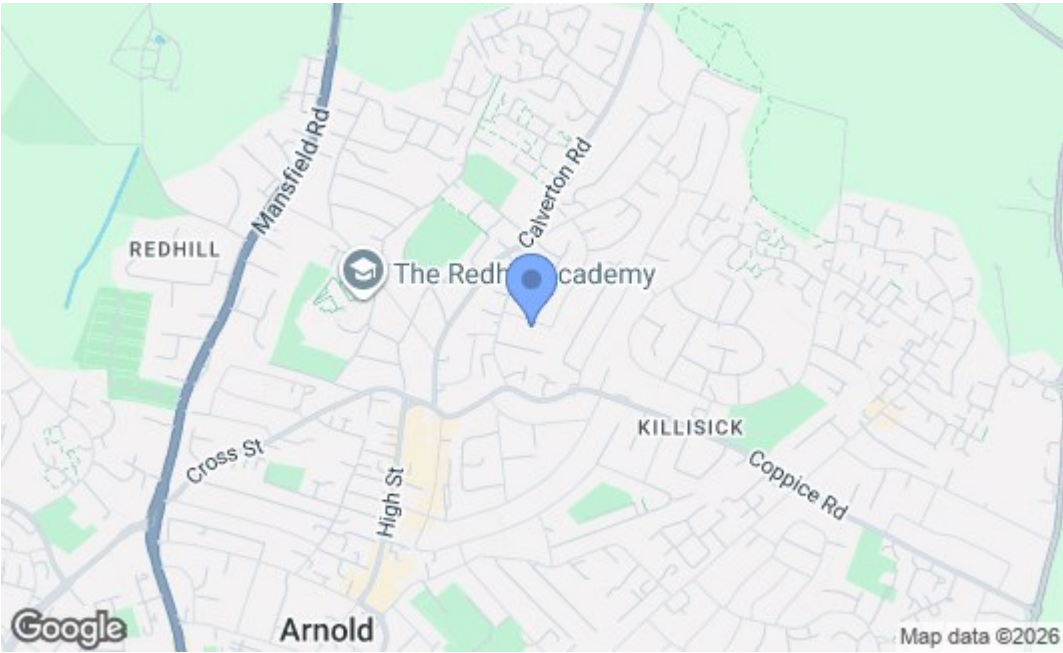
Flood Defences: No

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	76
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales 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.