Robert Ellis

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Islay Close
Arnold, Nottingham NG5 8FL

A WELL PRESENTED FAMILY HOME FOR SALE!

Offers Over £260,000 Freehold

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Robert Ellis Estate Agents are delighted to present this well presented, three bedroom semi-detached family home, occupying a generous corner plot in the highly sought-after area of Arnold. Offering well-proportioned accommodation throughout, this fantastic home is ideal for first-time buyers, growing families and those looking to upsize. Conveniently positioned close to well-regarded schools, local shops, supermarkets and excellent transport links, the property also enjoys easy access to Arnold Town Centre and Nottingham City Centre.

The accommodation begins with a welcoming porch leading into the entrance hallway, which provides access to a spacious dual-aspect lounge. Flooded with natural light and featuring sliding patio doors opening onto the rear garden, this is an ideal space for both everyday living and entertaining.

The fitted kitchen diner is equipped with a range of matching wall and base units, integrated oven and electric hob, generous worktop space and ample room for family dining. A useful mudroom provides additional storage and offers direct access to the rear garden.

To the first floor, the landing leads to three well-proportioned bedrooms. The accommodation is completed by a family bathroom fitted with a shower over the bath, alongside a separate WC for added convenience.

Externally, the property enjoys a beautifully maintained front garden, a driveway providing off-road parking leading to the garage, and an enclosed rear garden featuring a patio seating area, lawn, raised decked terrace, mature planting and a garden shed. A particular feature of this home is the additional parcel of land situated opposite the property, offering valuable extra outdoor space with potential for a variety of uses, subject to any necessary permissions.

Occupying a generous corner plot in one of Arnold's most desirable residential locations, this is a superb opportunity to acquire a family home with excellent outdoor space, fantastic potential and convenient access to a wealth of local amenities. Early viewing is highly recommended.





Entrance Porch
UPVC entrance door to the side elevation, UPVC double glazed windows surrounding, laminate flooring, UPVC double glazed door leading through tot he entrance hallway.

Entrance Hallway
Laminate flooring, wall mounted radiator, storage cupboards, staircase leading to the first floor landing, door leading through to the lounge, archway leading through to the kitchen diner.

Lounge
22'95 x 11'94 approx (6.71m x 3.35m approx)
UPVC double glazed window to the front elevation, two wall mounted radiators, electric fire with hearth and surround, double glazed sliding doors leading out to the rear garden.

Kitchen Diner
17'96 x 8'10 approx (5.18m x 2.69m approx)
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, four ring electric hob with extractor hood over, integrated oven, space and point for a tumble dryer, space and plumbing for a washing machine, space and plumbing for a washing machine, space and point for a fridge freezer, UPVC double glazed windows to the side and rear elevations, laminate flooring, tied splashbacks, wall mounted radiator, dado rail.

Mudroom
9'54 x 3'01 approx (2.74m x 0.94m approx)
Laminate flooring, wooden panelling, UPVC double glazed window to the front and side elevations, UPVC double glazed door leading out to the rear garden.

First Floor Landing
Carpeted flooring, access to the loft, UPVC double glazed window to the side elevation, doors leading off to:

Bathroom
UPVC double glazed window to the rear elevation, bath with mixer tap and mains fed shower over incorporating UPVC splashbacks, wall mounted radiator, handwash basin with separate hot and cold taps, shaver point.

Separate WC
Tiled flooring, UPVC double glazed window to the rear elevation, WC.

Bedroom One
11'24 x 10'02 approx (3.35m x 3.10m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring.

Bedroom Two
9'47 x 10'04 approx (2.74m x 3.15m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring.

Bedroom Three
8'18 x 8'26 approx (2.44m x 2.44m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring, built-in storage.

Outside
To the front of the property there is a garden laid to lawn with pathway leading to the entrance door.

To the side of the property there is a driveway providing access to the garage.

To the rear of the property there is an enclosed rear garden with patio area, garden laid to lawn, steps leading to a gated access to the garage and driveway as well as a raised decked area providing ideal seating and further pebbled area, a range of mature plats and shrubbery planted throughout, shed, to the boundaries there is fencing, walls and hedging.

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 12mbps 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



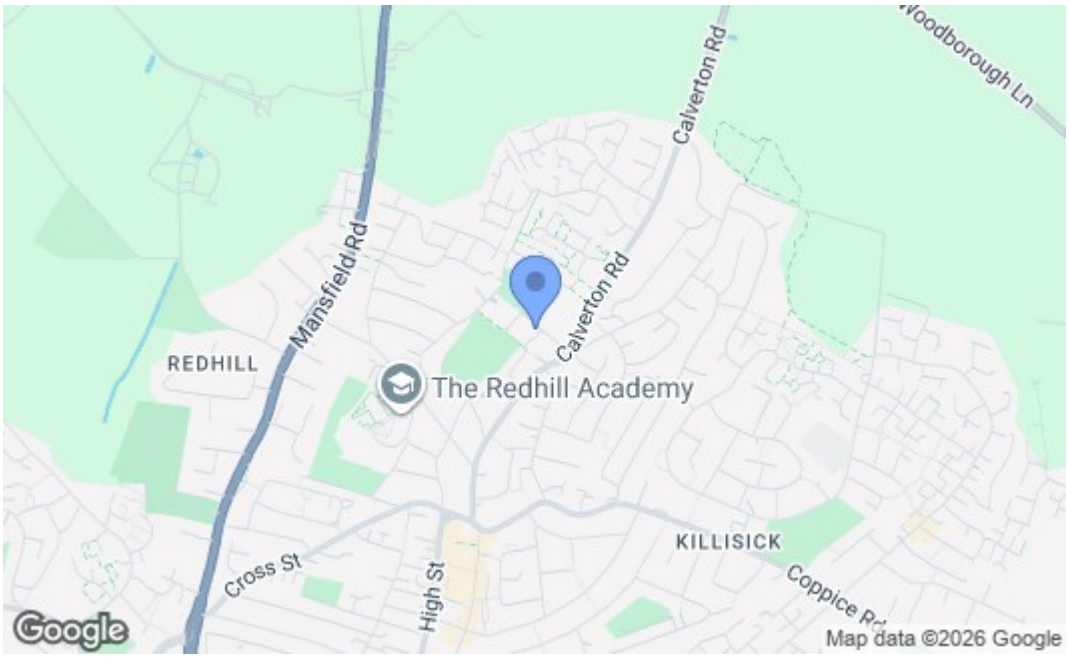


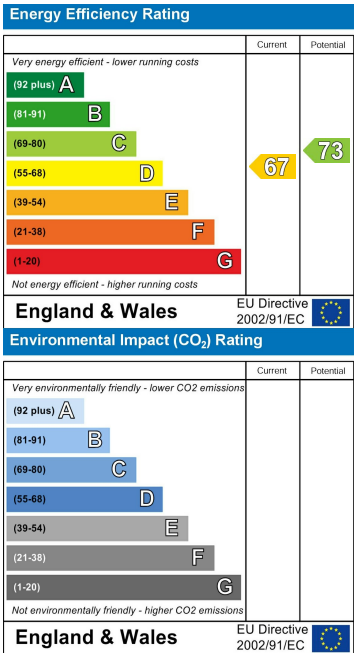












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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