



87 Bestwood Lodge Drive, Arnold, NG5 8NE  
Offers In The Region Of £395,000

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 Marriotts

Located on the desirable Bestwood Lodge Drive, this charming detached family home, offers an exceptional living experience with open field views to the front, and is just a stones throw away from Bestwood Country Park. With four spacious double bedrooms, the property is perfect for families seeking comfort and style. The master bedroom features a convenient en-suite shower room, while the family bathroom boasts a luxurious four-piece suite, complete with a mains shower over the bath.

One of the standout features of this home is the stunning south-facing rear garden, ideal for basking in the sun or hosting outdoor gatherings. The property is also equipped with solar panels, promoting energy efficiency and sustainability, which is increasingly important in today's world.

Inside, the home welcomes you with a light and spacious entrance hall, leading to the cozy lounge, which in turn flows seamlessly into a large conservatory. The modern fitted kitchen, complete with dining space and integrated appliances, is perfect for family meals and entertaining guests. A utility room can be found off the conservatory, providing extra storage space and additional integrated appliances. The study is perfect for home workers or use as a child's playroom, or for those in need of extra accessible space; it could easily serve as a ground floor bedroom, complemented by a convenient ground floor toilet. The property also offers parking for multiple vehicles to the front and an integral garage.

Conveniently located within easy reach of local schools, amenities, and public transport, this residence on Bestwood Lodge Drive is a splendid choice for those seeking a comfortable family home in a tranquil setting.

#### Entrance

A composite front door leads into the main entrance hall, wood effect laminate flooring flows from here into the study and lounge. There is a radiator and wall mounted thermostat controls. Internal doors lead into the main living spaces.

#### Ground floor toilet

Fitted with a toilet having dual flush control and oval countertop sink with mixer tap. There is a heated towel rail, UPVC window to the front and fully tiled wall & floors.

#### Study

The study has a full height understairs cupboard, radiator and UPVC window to the front.

#### Lounge

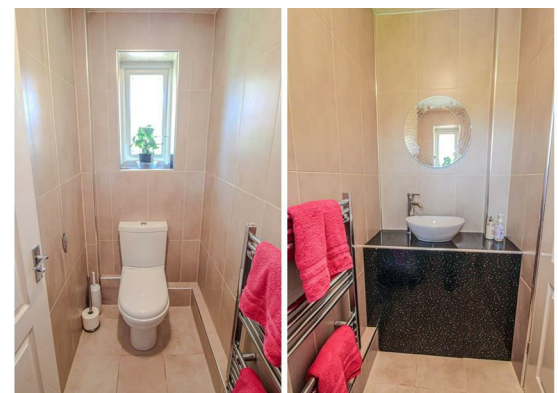
The lounge is the heart of the home and gives access to the dining kitchen via internal double doors, as well as the conservatory by a sliding patio door. There is a radiator and internal window into the conservatory.

#### Conservatory

Enjoying views over the rear garden and with space for different seating options, the conservatory has French doors which leads to the lower outside patio, vinyl floor tiles, a oil filled radiator, electric opening skylights and a door into the utility room.

#### Utility room

The utility room has fitted wall and floor cabinets, worktop & tile splash back and a stainless steel sink, drainer & mixer tap. There is an integrated under counter fridge and freezer, space for a washing machine and tumble dryer. The floor is tiled and there is a radiator.





### Dining Kitchen

The kitchen has a wide range of high gloss white cabinets to the floor & walls, with slimline vinyl worktop and splash back. There is a double bowl sunken sink with a mixer tap & pull out spray. The integrated appliances include a dishwasher, electric oven, microwave, 5-ring gas hob and a Neff chimney extractor hood. There is space for an American style fridge freezer, a vertical radiator and UPVC window to the front. Vinyl tiles flow into the dining space, where there is a second radiator, internal French doors into the lounge and French UPVC doors to the rear garden.

### Landing

With fitted carpet, radiator, UPVC window to the side and a cupboard housing the hot water tank.

### Bedroom 1

With a range of fitted bedroom furniture, two UPVC windows to the rear, carpet, radiator and a door into the en-suite shower room.

### En-suite shower room

The suite comprises of a corner shower cubicle with electric shower and glass sliding doors, toilet with duel flush and one draw vanity sink unit with mixer tap. The room has fully tiled walls and floors, an extractor fan, duel voltage shaving point & electric toothbrush point, heated towel rail and UPVC window to the side.

### Bedroom 2

UPVC window to the rear, radiator and carpet

### Bedroom 3

Fitted bedroom furniture, UPVC window to the front, access to the partly boarded loft, radiator and carpet

### Bedroom 4

UPVC window to the front, radiator and carpet

### Bathroom

The fully tiled bathroom is fitted with a 4-piece suite which includes, wall hung wash hand basin with mixer tap, wall hung toilet with flush plate, bidet with mixer tap and bath with main shower featuring a rainwater shower head, duel voltage shaving point & electric toothbrush point, wall thermostat controls & shower screen. There is a heated towel rail, extractor fan and UPVC window to the front.

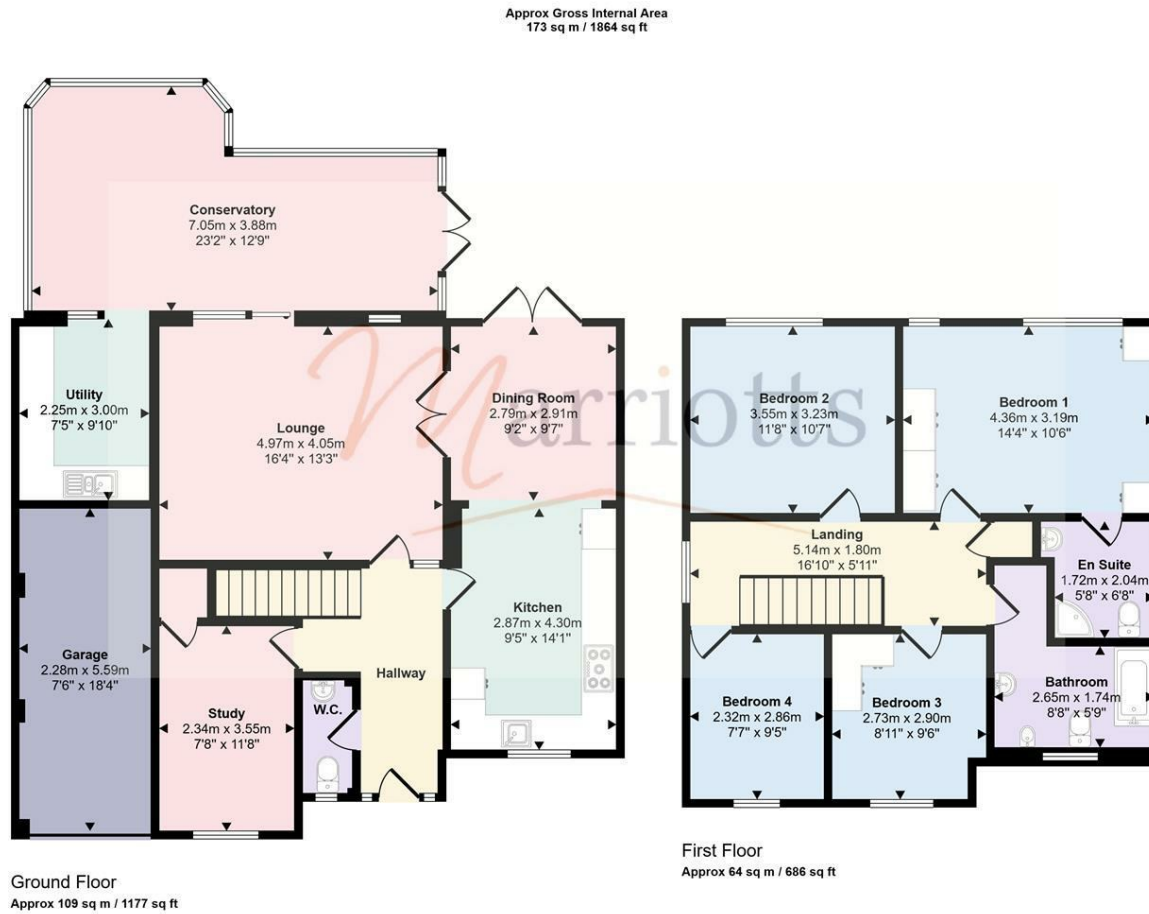
### Outside

The enclosed rear garden has three tiers with rockery and plant edging. There is a lower patio, steps to the second level which has lawn, a pond, space for a hot tub and a paved patio area with a pagoda. A few steps rise to the third paved area.

To the front shared access leads to the private driveway, boarded by a large lawn.

### Material Information

TENURE: Freehold  
COUNCIL TAX: Gedling - Band E  
PROPERTY CONSTRUCTION: Cavity brick  
ANY RIGHTS OF WAY AFFECTING PROPERTY: Shared access to the front  
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No  
FLOOD RISK: Very low  
ASBESTOS PRESENT: unknown  
ANY KNOWN EXTERNAL FACTORS: No  
LOCATION OF BOILER: Kitchen  
UTILITIES - mains gas, electric, water and sewerage.  
MAINS GAS PROVIDER: Ovo  
MAINS ELECTRICITY PROVIDER: Ovo  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER: Yes  
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>86</b>	<b>86</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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