



Arnot Hill Road  
Arnold, Nottingham NG5 6LJ

A THREE BEDROOM, DETACHED FAMILY HOME SITUATED IN ARNOLD, NOTTINGHAM.

**£325,000 Freehold**



**\*\* FANTASTIC FAMILY HOME \*\* MUST VIEW \*\***

Robert Ellis Estate Agents are delighted to bring to the market this WONDERFUL THREE BEDROOM, DETACHED FAMILY HOME situated in the HEART of ARNOLD, NOTTINGHAM.

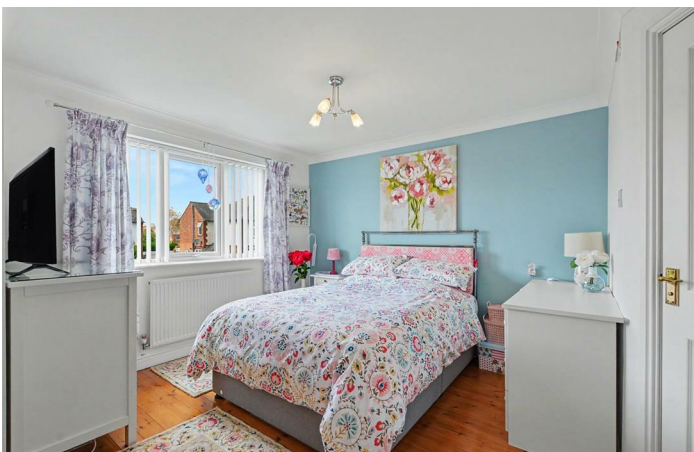
Upon entry, you are welcomed into the entrance porch, leading directly to the hallway and downstairs WC. Off the hallway, you have access to the lounge and dining room, with connecting sliding doors to allow the rooms to be separate spaces if needed. The lounge also offers sliding doors onto the enclosed, low maintenance rear garden. The ground floor also hosts the kitchen with fitted units and under stairs storage cupboard.

Stairs lead to landing, first double bedroom with shower room en suite, second double bedroom, third bedroom and family bathroom featuring a three piece suite.

The front of the property offers a low maintenance garden with stoned frontage and shrubbery, alongside the parking with space for at least 3 cars, with one that can be placed with gated access. The drive leads to the detached garage, offering power and spacing to host utilities.

To the rear, the garden has been maintained to allow any prospective buyers to enjoy immediately with two patio areas, gravelled centre and raised flower beds hosting exotic flowers and shrubbery.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this UNIQUE opportunity- Contact the office now to arrange your viewing!



### Entrance Porch

2'11" x 9'4" approx (0.91 x 2.86 approx)

UPVC double glazed door to the front elevation, UPVC double glazed windows to the front and side elevations, tiled flooring, single glazed wooden door with window to the side leading through to the entrance hallway.

### Entrance Hallway

12'0" x 6'8" approx (3.66 x 2.05 approx)

Vinyl flooring, carpeted staircase leading to the first floor landing, wall mounted radiator, coving to the ceiling, doors leading off to:

### Dining Room

11'3" x 11'8" approx (3.44 x 3.57 approx)

Carpeted flooring, wall mounted radiator, coving to the ceiling, dado rail, ceiling rose, wall light point, UPVC double glazed window to the front elevation, sliding single glazed wooden doors leading through to the lounge.

### Lounge

14'7" x 11'8" approx (4.45 x 3.57 approx)

Carpeted flooring, aluminium double glazed sliding door leading out to the rear garden, ceiling rose, coving to the ceiling, feature fireplace with electric fire, wall light points, door leading through to the entrance hallway.

### Downstairs WC

4'9" x 2'7" approx (1.47 x 0.80 approx)

Vinyl flooring, tiled splashbacks, WC, wall mounted radiator, corner wall mounted sink with separate hot and cold taps, UPVC double glazed window to the front elevation.

### Kitchen

8'0" x 10'5" approx (2.45 x 3.20 approx)

UPVC double glazed window to the rear elevation, tiled splashbacks, a range of wall and base units with worksurfaces over incorporating a double sink and drainer unit with swan neck mixer tap over, SMEG electric oven with AEG electric hob over and extractor hood above, space and plumbing for a slimline dishwasher, space and point for an undercounter fridge, wall mounted radiator, wall mounted gas central heating combination BAXI boiler, understairs storage cupboard, UPVC double glazed door leading out to the rear garden.

### Under Stairs Storage

3'1" x 2'6" approx (0.94 x 0.77 approx)

Vinyl flooring.

### First Floor Landing

9'4" x 7'0" approx (2.85 x 2.15 approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the side elevation, full height storage cupboard, access to the loft, doors leading off to:

### Storage Cupboard

2'5" x 2'7" approx (0.74 x 0.81 approx)

Shelving providing useful additional storage space.

### Family Bathroom

7'1" x 6'0" approx (2.16 x 1.84 approx)

Vinyl flooring, tiling to the walls, panelled bath with electric shower over, sink with separate hot and cold taps, WC, wall mounted radiator, UPVC double glazed window to the front elevation.

### Bedroom One

12'8" x 12'7" approx (3.87 x 3.86 approx)

UPVC double glazed window to the front elevation, wall mounted radiator, original varnished wooden flooring, coving to the ceiling, door leading through to the en-suite.

### En-Suite

4'3" x 9'6" approx (1.32 x 2.90 approx)

Vinyl flooring, wall mounted radiator, tiled splashbacks, sink with separate hot and cold taps, WC, shower enclosure with electric shower over, UPVC double glazed window to the side elevation.

### Bedroom Two

12'7" x 10'4" approx (3.84m x 3.15m approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the rear elevation.

### Bedroom Three

9'1" x 7'3" approx (2.77m x 2.21m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, original wooden flooring, fitted triple wardrobe.

### Outside

#### Front of Property

To the front of the property there is a driveway providing off the road parking for multiple cars, gated access provides additional parking for one car, bin storage, low maintenance gravelled garden with shrubbery and conifers planted to the front border providing natural screening.

#### Rear of Property

To the rear of the property there is an enclosed rear garden with patio area leading to a low maintenance gravelled garden incorporating raised flower beds with exotic flowers and shrubbery planted throughout, retractable sun canopy, multiple electric outdoor lights, additional patio area perfect for hosting, potting shed.

### Garage

16'10" x 10'9" approx (5.14 x 3.3 approx)

1 1/2 size garage, fitted worksurface, space and point for an undercounter freezer, space and plumbing for a washing machine, space and point for a tumble dryer, wall mounted sink with cold water tap, water tap for hosepipe, power and lighting, UPVC double glazed window, wooden access door, up and over door to the front elevation.

### Agents Notes: Additional Information

Council Tax Band: D

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank: No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 18mbps 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

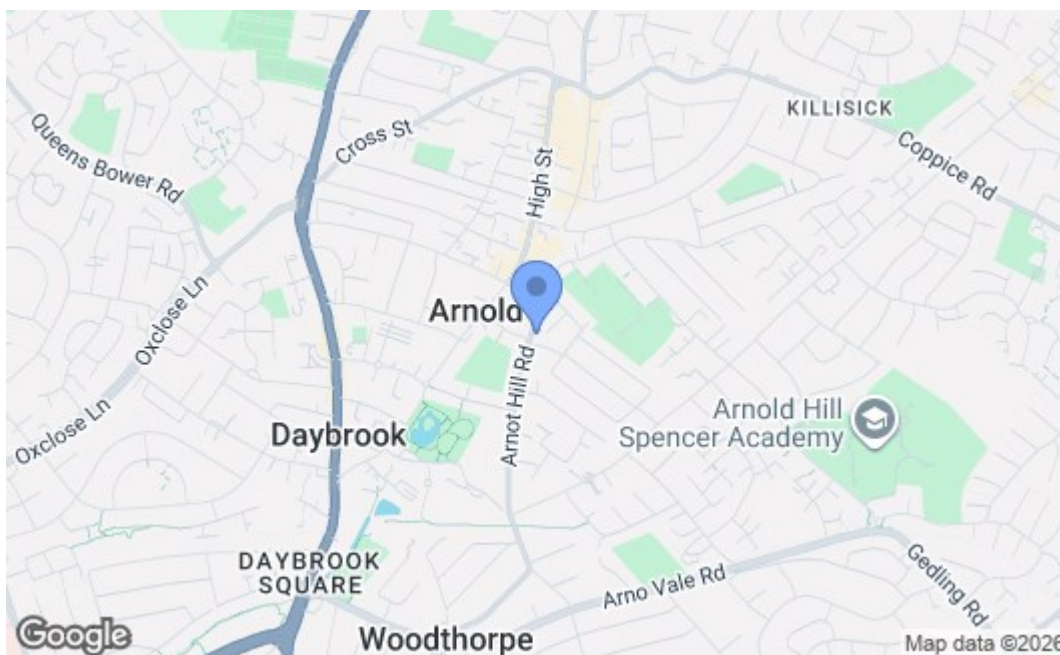
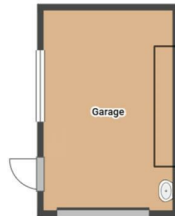
Any Legal Restrictions: No

Other Material Issues: No





**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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.