Robert Ellis

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Coppice Road
Arnold, Nottingham NG5 7HU

WELL-PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOME

Offers Over £220,000 Freehold



Robert Ellis Estate Agents are delighted to bring to the market this well-presented three bedroom semi-detached family home, situated in the popular and convenient location of Arnold, Nottingham. Offering spacious and versatile accommodation throughout, a generous conservatory, off-road parking and an enclosed rear garden, this fantastic property would make an ideal purchase for first-time buyers, couples or growing families.

The property is conveniently positioned within easy reach of Arnold town centre, offering a wide range of local amenities, shops, supermarkets and restaurants. There are also excellent transport links providing access to Mapperley, Nottingham City Centre and surrounding areas, alongside nearby schools, making this a particularly appealing location for families and commuters alike.

Upon entering the property, you are welcomed into an entrance hallway with stairs leading to the first floor and access through to the spacious living room. This bright and inviting reception room benefits from an attractive bay window to the front elevation, a feature fireplace and ample space for comfortable seating, creating an ideal setting for relaxing with family and friends.

Leading through to the kitchen, you will find a range of modern fitted wall and base units with complementary work surfaces, an integrated oven, four-ring gas hob and extractor hood, together with space for further appliances. The kitchen also benefits from useful understairs storage and access to a convenient ground floor WC. Bi-folding doors open into the generous conservatory, providing a fantastic additional reception space with views over the rear garden and French doors opening directly outside.

To the first floor, the landing provides access to three bedrooms, including two double bedrooms and a versatile third bedroom which could alternatively be utilised as a nursery, dressing room or home office. The second bedroom also benefits from built-in storage. Completing the accommodation is a family bathroom fitted with a three-piece suite comprising a bath with mains-fed shower over, wash hand basin and WC.

Externally, the property benefits from a driveway to the front providing off-road parking, together with a low-maintenance gravelled front garden featuring established planting and a raised stone boundary.

To the rear is an enclosed garden incorporating a lawned area, generous paved patio and additional gravelled sections, providing an excellent outdoor space for entertaining, relaxing or family enjoyment.

This attractive and well-positioned family home offers a fantastic opportunity for a range of purchasers looking for spacious accommodation in a popular residential location. An internal viewing is highly recommended to fully appreciate the space, presentation and convenient location this property has to offer.





Entrance Hallway
UPVC double glazed entrance door to the front elevation, wall mounted radiator, staircase leading to the first floor landing, door leading through to the living room.

Living Room
17'4" x 16'4" approx (5.3 x 5.0 approx)
UPVC double glazed bay window to the front elevation, wall mounted radiator, fireplace, coving to the ceiling, door leading through to the kitchen.

Kitchen
14'9" x 14'1" approx (4.5 x 4.3 approx)
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, integrated oven with four ring gas hob over and extractor hood above, space and point for a fridge freezer, space and plumbing for a washing machine, tiled splashbacks, coving to the ceiling, heated towel rail, understairs storage, door to the WC, bi-folding doors leading through to the conservatory, UPVC double glazed window to the conservatory.

Ground Floor WC
2'7" x 5'2" approx (0.8 x 1.6 approx)
UPVC double glazed window to the side elevation, tiled splashbacks, WC, handwash basin with mixer tap.

Conservatory
14'5" x 9'10" approx (4.4 x 3.0 approx)
UPVC double glazed windows surrounding, UPVC double glazed French doors leading out to the rear garden.

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

Bedroom One
9'6" x 12'1" approx (2.9 x 3.7 approx)
UPVC double glazed window to the front elevation, wall mounted radiator.

Bedroom Two
10'2" x 9'6" approx (3.1 x 2.9 approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, built-in storage.

Bedroom Three
9'2" x 5'10" approx (2.8 x 1.8 approx)
UPVC double glazed window to the front elevation, wall mounted radiator, access to the loft.

Bathroom
5'10" x 5'6" approx (1.8 x 1.7 approx)
UPVC double glazed window to the rear elevation, panelled bath with mains fed shower over, handwash basin with mixer tap, WC, tiled splashbacks.

Front of Property
To the front of the property there is a driveway providing off the road parking.

Rear of Property
To the rear of the property there is an enclosed rear garden with lawned area, generous paved patio, gravelled sections, gated access to the front of the property.

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 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



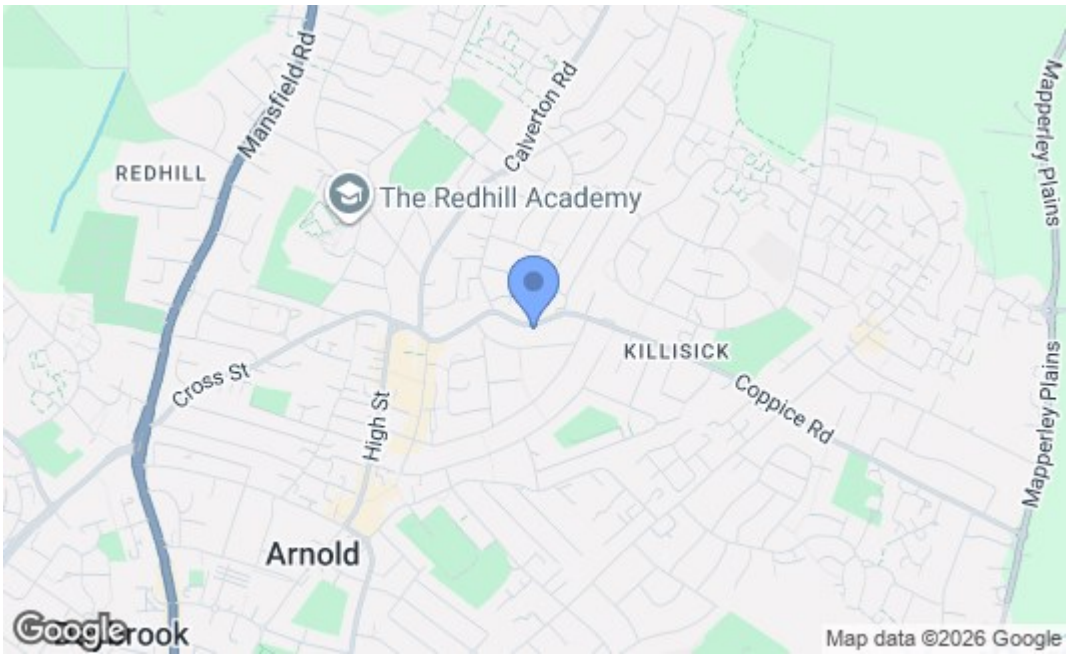


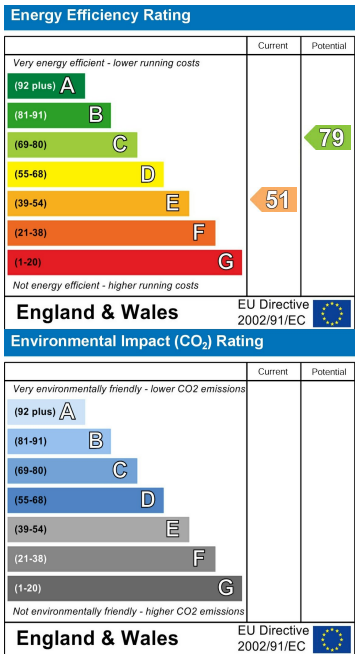












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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