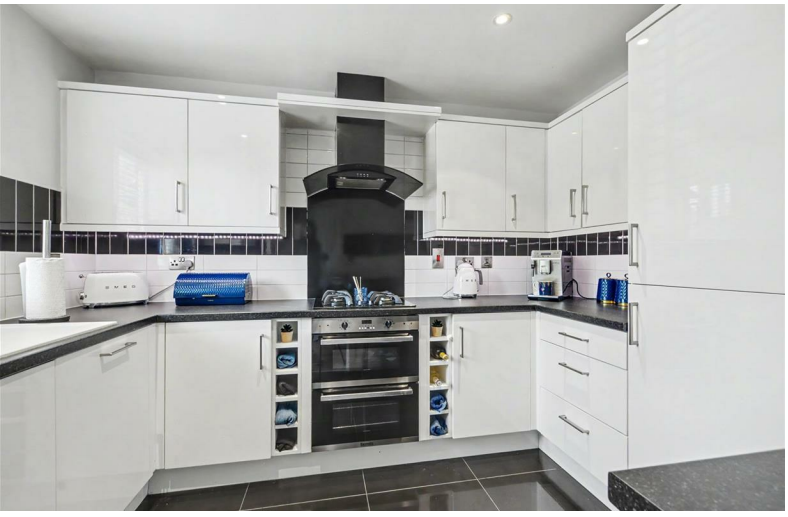
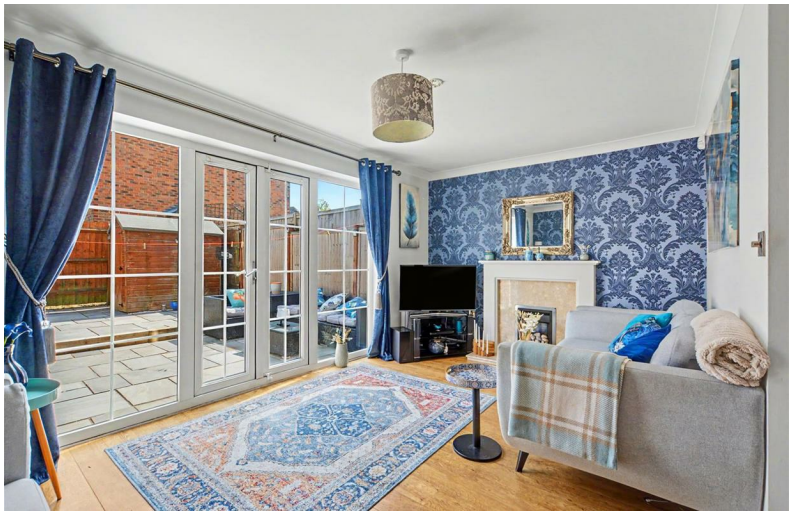
Robert Ellis

look no further. . .







Edison Way
Arnold, Nottingham NG5 7NE

A FOUR BEDROOM FAMILY HOME FOR SALE IN ARNOLD!

Guide Price £270,000 Freehold

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Robert Ellis Estate Agents are delighted to offer to the market this well-presented four-bedroom townhouse, situated within a popular modern development in the sought-after area of Arnold.

Set across three floors, the property offers spacious and versatile accommodation throughout, making it an ideal purchase for growing families, first-time buyers or professionals alike. The ground floor comprises an entrance hall, modern fitted kitchen with breakfast bar and integrated appliances, a useful downstairs WC, and a generous lounge with French doors opening onto the rear garden.

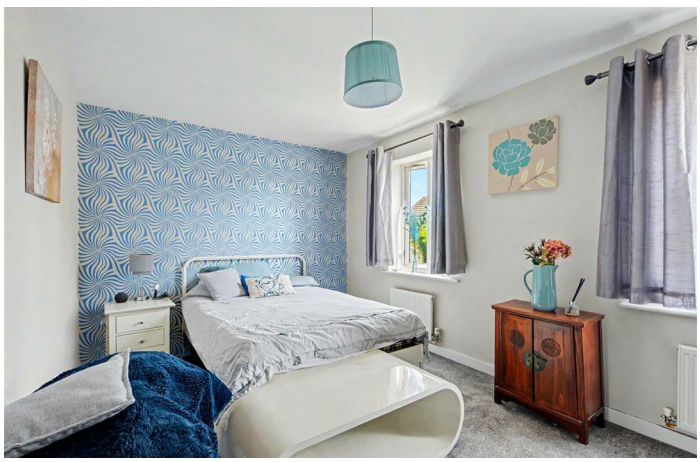
To the first floor are two well-proportioned bedrooms and a family bathroom fitted with a three-piece suite. The second floor provides two further double bedrooms, including a spacious principal bedroom benefiting from built-in wardrobes and access to a Jack and Jill shower room, creating a private and practical layout.

Externally, the property benefits from an allocated parking space to the front, with visitor parking available nearby. To the rear is an enclosed, low-maintenance garden providing an ideal space for outdoor dining, entertaining or relaxing.

Conveniently positioned close to a wide range of local amenities, the property is within easy reach of shops, supermarkets, schools and leisure facilities. Excellent transport links provide easy access to Arnold town centre, Nottingham city centre and surrounding areas, making this an attractive home for commuters and families alike.

An internal viewing is highly recommended to fully appreciate the space, flexibility and convenient location this fantastic home has to offer.





Entrance Hall
Wooden entrance door, wooden flooring, wall-mounted radiator, stairs to the first floor and doors to the WC, lounge and kitchen.

Kitchen
7'77 x 10'23 (2.13m x 3.05m)
Double glazed window to the front, tiled flooring, tiled splashbacks, a double sink and drainer unit with mixer tap, double electric oven, four ring gas hob with cooker hood above, spotlights to ceiling, built-in fridge freezer, breakfast bar, wall-mounted radiator, built-in dishwasher, and plumbing for a washing machine.

Downstairs WC
2'35 x 6'20 (0.61m x 1.83m)
Fitted with WC, wooden flooring, towel rail with wall-mounted radiator below, wash-hand basin with mixer tap, tiled splashback, and extractor fan.

Lounge
15'84 x 13'49 (4.57m x 3.96m)
With wooden flooring, two wall-mounted radiators, coving to ceiling, TV point, and double glazed window and French doors to the rear garden.

First Floor Landing
Stairs rising from the ground floor, useful built-in storage cupboard, wall mounted radiator, double glazed window to the front, and doors the bathroom and two bedrooms.

Bedroom Two
15'90 x 11'23 (4.57m x 3.35m)
Two double glazed windows to the rear, two wall-mounted radiators and carpet flooring.

Bathroom
8'36 x 5'73 (2.44m x 1.52m)
With built-in storage, tiled flooring and splashbacks, wash-hand basin with mixer tap, WC, bath with mixer tap, and spotlights to ceiling.

Bedroom Four
8'34 x 8'37 (2.44m x 2.44m)
Double glazed window to the front, carpet flooring, wall-mounted radiator.

Second Floor Landing
Stairs rising from the first floor landing, wall-mounted radiator, access to the loft, and doors to two bedrooms and a Jack and Jill bathroom en-suite.

Bedroom One
14'04 x 10'34 (4.37m x 3.05m)
Two double glazed windows to the rear, two wall-mounted radiators, built-in storage cupboard, built-in wardrobes, and carpet flooring.

Bedroom Three
9'45 x 12'34 (2.74m x 3.66m)
Two double glazed windows to the front, two wall-mounted radiators, laminate flooring and door to Jack and Jill bathroom.

Jack and Jill Bathroom
3'50 x 9'09 (0.91m x 2.97m)
Fitted with a WC, wash-hand basin with mixer tap, tiled flooring and splashbacks, spotlights to ceiling, and a shower cubicle with a mains fed shower.

Outside
To the front of the property there is one allocated parking space and the rest is visitor parking, overlooking the green beyond and to the rear there is a tiered patio surrounded by fencing, there is also a hedge and a gate giving access for the bins.

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 8mbps 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



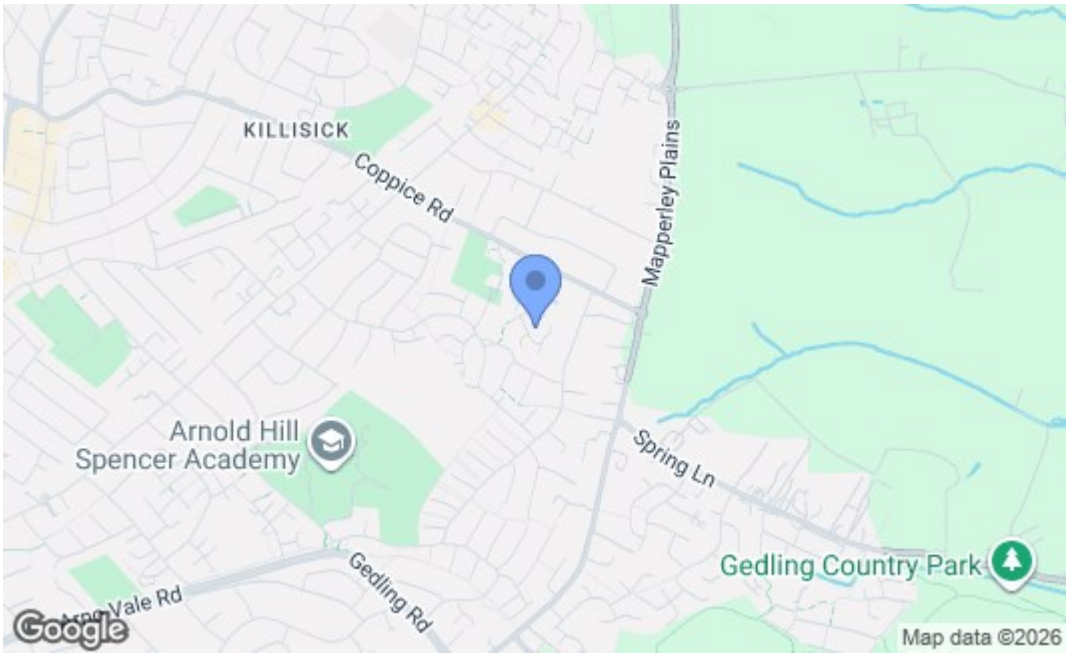


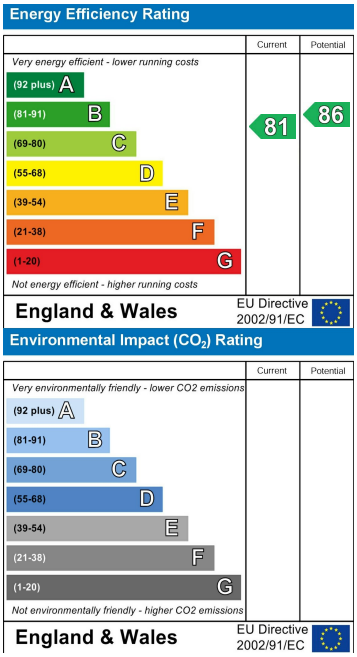












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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