Robert Ellis

look no further...

Jenned Road
Arnold, Nottingham NG5 8FT

EXTENDED THREE BEDROOM SEMI-DETACHED FAMILY HOME

Guide Price £240,000 Freehold

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*** Guide Price £240,000 - £250,000 ***

Situated on a quiet residential road in the heart of Arnold, this beautifully extended three-bedroom semi-detached home offers generous living space, versatile accommodation and truly stunning views across the city. Ideally located, the property is within close proximity to well-regarded primary schools and outstanding secondary schools, making it an excellent choice for families.

The property is approached via a gated front garden leading to the front door, creating a welcoming and private entrance. All windows and doors are UPVC, providing warmth and energy efficiency throughout. Stepping inside, you are greeted by a large extended porch area, a practical and spacious addition which also provides access to the downstairs bathroom and the main living accommodation.

The home benefits from twinned reception rooms comprising a bright and inviting lounge and adjoining dining room. The lounge is enhanced by a forward-facing bay window extension, flooding the room with natural light, and features a charming chimney breast with an easy-to-maintain electric stove as its focal point. An open archway leads seamlessly into the dining room, where there is ample space for a large dining table, perfectly positioned with immediate access to the kitchen, making it ideal for entertaining and family gatherings.

The kitchen is thoughtfully fitted with all necessary white goods and offers generous preparation space, creating a practical yet sociable environment that will delight keen cooks. To the rear of the property, a conservatory-style extension provides a wonderfully versatile space currently used as a sun room. This area could equally function as a home office or secondary lounge and enjoys pleasant views over the garden, drawing in an abundance of natural light.

Outside, the rear garden features a stone-laid patio area, perfect for outdoor dining, with access to the detached garage. Beyond this lies a green space with historic foundations previously used for a shed or greenhouse, offering further potential for gardening enthusiasts or additional outbuildings.

Upstairs, the property comprises two well-proportioned double bedrooms and a further single bedroom. The principal bedroom, positioned to the rear, benefits from fitted storage and breathtaking elevated views across the city. Completing the first floor is a spacious three-piece family bathroom featuring a double shower, tiled finish and vanity station. Additional loft storage adds further practicality.

This is a superb opportunity to acquire an extended family home in a sought-after Arnold location, combining space, flexibility and stunning views in a peaceful residential setting. Early viewing is highly recommended.

Entrance Hallway
UPVC double glazed entrance door to the front elevation leading into the entrance hallway, UPVC double glazed window to the side elevation, wall mounted radiator, picture rail, carpeted staircase leading to the first floor landing, doorway leading through to the lounge and shower room.

Lounge
9'6" x 15'8" approx (2.909 x 4.789 approx)
UPVC double glazed bay window to the front elevation, laminate flooring, wall mounted radiator, opening through to the dining room.

Dining Room
12'4" x 9'9" approx (3.763 x 2.976 approx)
Laminate flooring, wall mounted radiator, internal glazed window to the rear looking into the garden room, internal glazed door leading into the garden room, doorway leading through to the kitchen.

Garden Room
14'3" x 9'7" approx (4.362 x 2.938 approx)
Laminate flooring, UPVC double glazed windows to the side and rear elevations, UPVC double glazed door leading out to the rear garden, power and lighting.

Kitchen
3'6" x 12'3" approx (1.085 x 3.749 approx)
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, space and plumbing for a washing machine, space and plumbing for a dishwasher, integrated oven with induction hob over and extractor hood above, space and point for a fridge freezer, internal glazed window to the garden room, double glazed window to the side elevation.

Shower Room
7'2" x 3'0" approx (2.189 x 0.936 approx)
Shower cubicle with electric shower over, handwash basin with separate hot and cold taps, WC.

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

Bedroom One
12'7" x 10'0" to the wardrobes approx (3.839 x 3.055 to the wardrobes approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring.

Bedroom Two
12'1" x 9'11" approx (3.703 x 3.027 approx)
UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring.

Bedroom Three
5'11" x 7'1" approx (1.816 x 2.177 approx)
UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring.

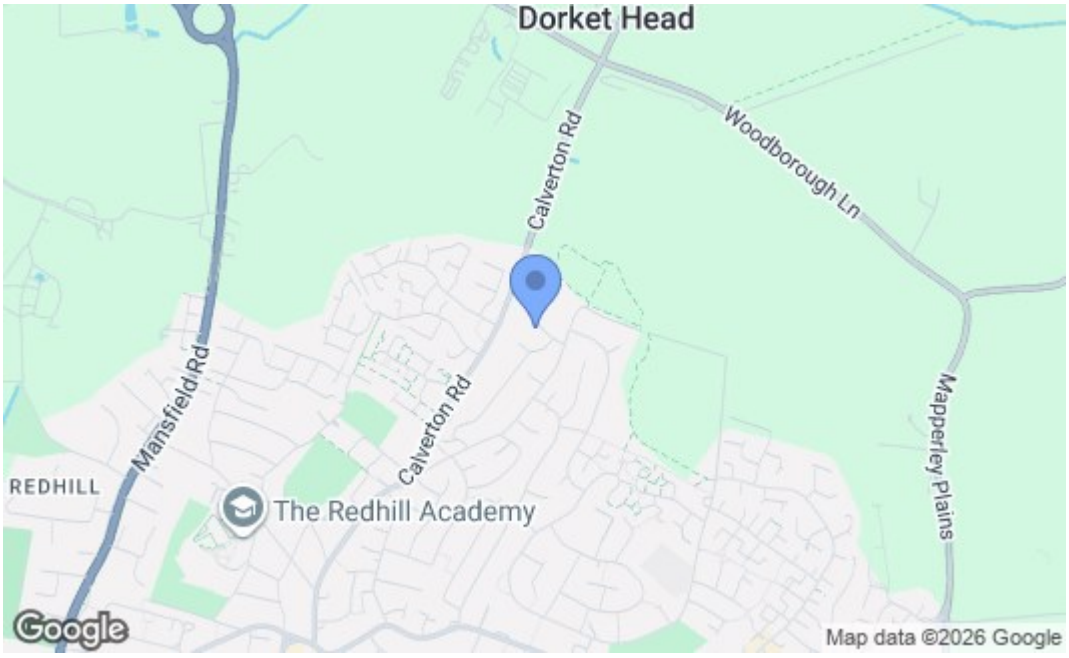
Shower Room
9'0" x 5'9" approx (2.761 x 1.765 approx)
Tiled flooring, tiled splashbacks, shower enclosure with mains fed shower over, chrome heated towel rail, WC, handwash basin with mixer tap, UPVC double glazed window to the rear elevation, recessed spotlights to the ceiling, extractor fan.

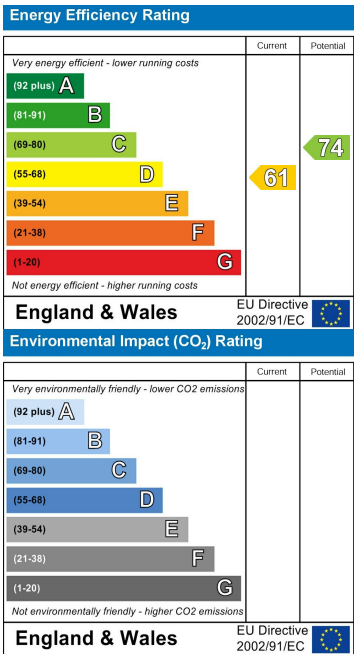
Rear of Property
To the rear of the property there is an enclosed rear garden with patio area, leading to further garden space to the rear with a range of mature shrubs and trees planted to the borders, fencing to the boundaries, access to the front of the property via shared driveway at the side of the property.

Garage
Up and over door to the front elevation, access door to the rear elevation.

Front of Property
To the front of the property there is a front garden with a range of mature plants and shrubbery creating a natural screening, gated pathway leading to the front entrance door, access to the shared driveway to the side of the property also giving access to the garage.

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 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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