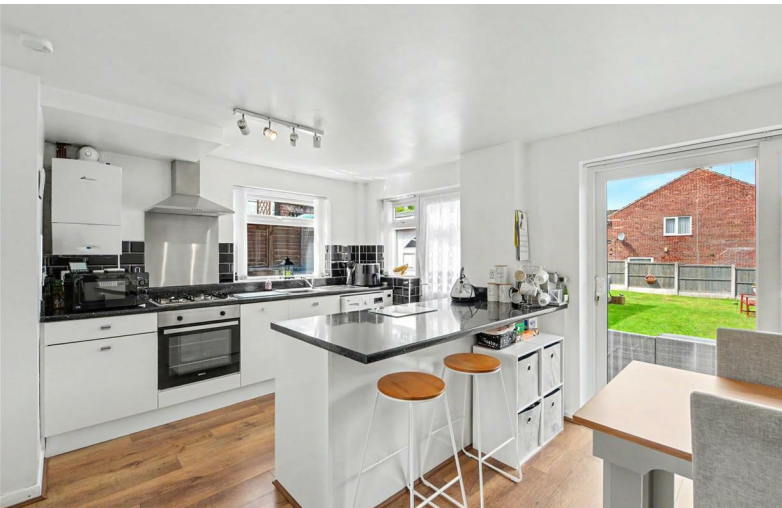




**Banks Close  
Arnold, Nottingham NG5 6RH**

A WELL PRESENTED FAMILY HOME FOR SALE!

**Offers In The Region Of £265,000 Freehold**





A beautifully presented three bedroom semi-detached home situated in a popular residential cul-de-sac location within Arnold, offering spacious and modern accommodation throughout, ideal for first-time buyers, young families and a variety of purchasers.

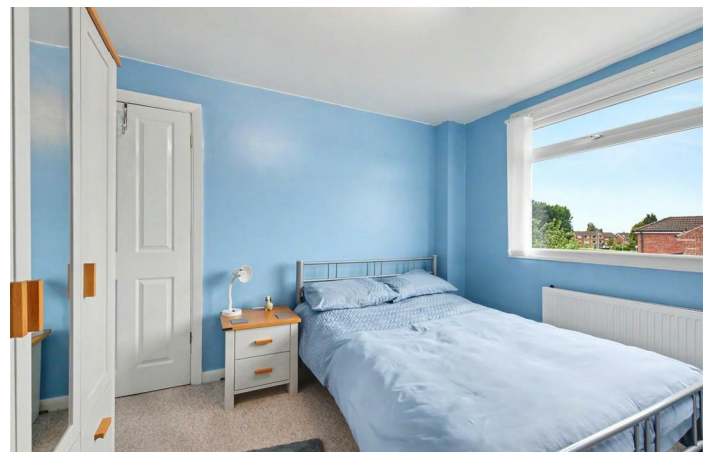
Upon entering the property, you are welcomed by an entrance hall which leads through to the impressive open plan lounge kitchen diner. The lounge area provides a comfortable living space, whilst the modern fitted kitchen offers a range of wall, base and drawer units with integrated appliances and a central island, creating the perfect setting for everyday family life and entertaining. The dining area enjoys access to the rear garden, allowing for a seamless transition between indoor and outdoor living.

To the first floor, the landing provides access to three bedrooms and the family bathroom. The principal bedroom benefits from fitted wardrobes, whilst the second bedroom is a generous double with useful built-in storage. Completing the accommodation is the third bedroom and a well-appointed family bathroom fitted with a three-piece suite and shower over the bath.

Outside, the property enjoys a block paved driveway providing off-road parking and access to the garage. To the rear, there is a great size enclosed garden featuring a patio seating area and lawn, offering an excellent space for relaxing, entertaining and enjoying the warmer months.

Banks Close is conveniently positioned within easy reach of both Arnold town centre and Mapperley Top, where a wide range of shops, supermarkets, cafés, bars, restaurants and everyday amenities can be found. The property is also ideally located for access to well-regarded local schools and excellent transport links, providing straightforward connections to Nottingham city centre and surrounding areas, making it a superb choice for families and commuters alike.

Combining spacious and well-presented accommodation with a great size rear garden, garage and off-road parking, this fantastic home is perfectly suited to modern family living. An early viewing is highly recommended in order to fully appreciate all that this property has to offer.



### Entrance Hall

Composite entrance door to the front with double glazed window to the side, carpeted flooring, stairs to the first floor, radiator, understairs storage and door to:

### Open Plan Lounge/Kitchen Diner

#### Lounge Area

9'9 x 12'6 approx (2.97m x 3.81m approx)

The lounge has laminate wood flooring, double glazed window to the front, radiator.

#### Kitchen Diner

16'2 x 10'5 approx (4.93m x 3.18m approx)

Double glazed windows to the side and rear, double glazed door and sliding door to the rear, radiator, range of wall, base and drawer units with work surfaces over incorporating a sink and drainer with mixer tap, plumbing for a washing machine and slim-line dishwasher, integrated fridge freezer, electric oven with four ring gas burner over and cooker hood above, wall mounted combi boiler, serviced annually, tiled splashbacks and island unit.

### First Floor Landing

Carpeted flooring, double glazed window to the side, access to the loft and doors to:

#### Bedroom 1

12'5 x 8'9 to wardrobes approx (3.78m x 2.67m to wardrobes approx)

Double glazed window to the front, radiator, built-in wardrobes, carpeted flooring.

#### Bedroom 2

9'5 x 10'4 approx (2.87m x 3.15m approx)

Double glazed window to the rear, radiator, carpeted flooring, built-in storage.

#### Bedroom 3

6'1 x 9'4 approx (1.85m x 2.84m approx)

Double glazed window to the front, radiator, carpeted flooring.

### Bathroom

6'5 x 6'7 approx (1.96m x 2.01m approx)

Tiled flooring, tiled splashbacks, double glazed window to

the rear, wall mounted heated towel rail, low flush w.c., wash hand basin with mixer tap and bath with mixer tap and a mains fed shower over.

### Outside

There is a block paved driveway, lawned garden with wall and fencing to the boundaries.

To the rear there is a patio, lawned garden, seating area, wall and fencing to the boundaries, outside tap.

### Garage

19'2 x 7'9 approx (5.84m x 2.36m approx)

Up and over door, power and light.

### Additional Information

Council Tax - Nottingham Council Band B

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 13mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – Vodafone, Three, 02, EE

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

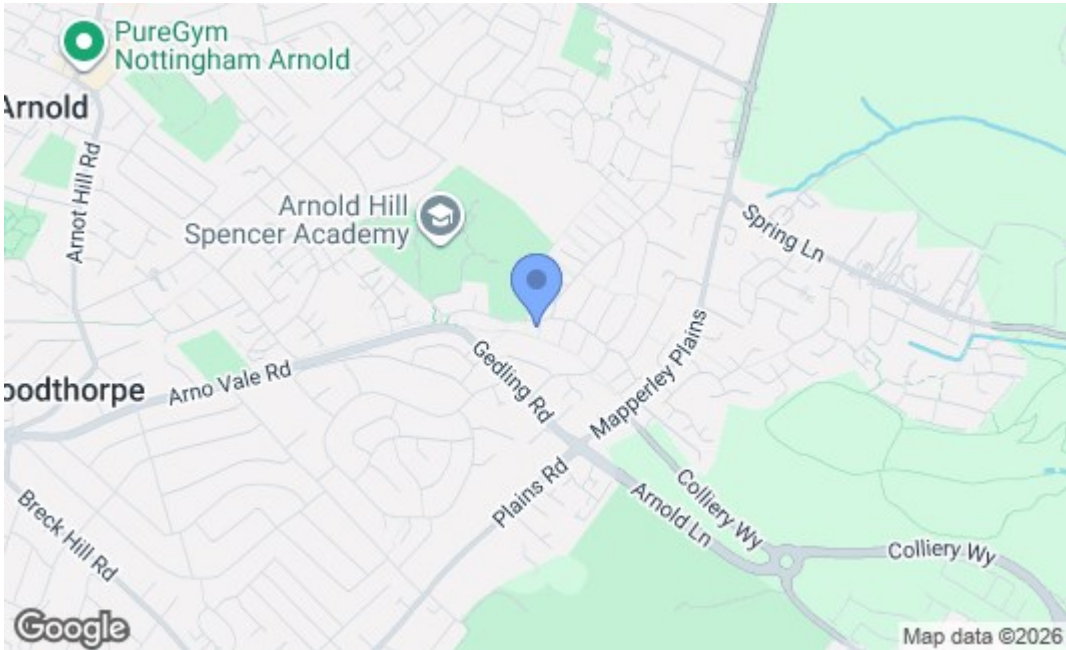
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No







| Energy Efficiency Rating                                        |  | Current                                                                               | Potential     |
|-----------------------------------------------------------------|--|---------------------------------------------------------------------------------------|---------------|
| Very energy efficient - lower running costs                     |  | <div>72</div>                                                                         | <div>78</div> |
| (92 plus) A                                                     |  |                                                                                       |               |
| (81-91) B                                                       |  |                                                                                       |               |
| (69-80) C                                                       |  |                                                                                       |               |
| (55-68) D                                                       |  |                                                                                       |               |
| (39-54) E                                                       |  |                                                                                       |               |
| (21-38) F                                                       |  |                                                                                       |               |
| (1-20) G                                                        |  |                                                                                       |               |
| Not energy efficient - higher running costs                     |  |                                                                                       |               |
| England & Wales                                                 |  | EU Directive 2002/91/EC                                                               |               |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  |  |               |
|                                                                 |  | 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 |  |                                                                                       |               |
| England & Wales                                                 |  | 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.