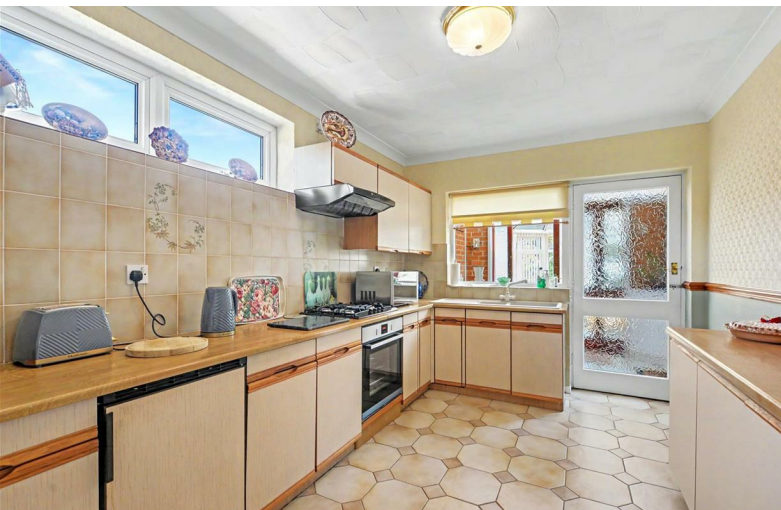




**Cornell Drive  
Arnold, Nottingham NG5 8RF**

**TWO BEDROOM DETACHED BUNGALOW!**

**Offers Over £260,000 Freehold**



A well-proportioned and attractive two-bedroom bungalow situated in a popular and convenient location in Arnold, offering spacious and versatile accommodation ideal for a range of buyers. The property features a welcoming entrance hallway leading to a bright bay-fronted lounge, creating a comfortable living space filled with natural light. The fitted kitchen provides ample storage and worktop space, with access to a useful utility area and a generous conservatory overlooking the rear garden, perfect for additional living or dining space.

There are two well-sized bedrooms, both with built-in storage, along with a modern shower room fitted with a contemporary suite. The property is well maintained throughout and offers excellent potential for further personalisation.

Externally, the home benefits from a driveway providing off-road parking, gated side access, and a garage with power and lighting. The enclosed rear garden features a patio area, lawn, and mature planting, offering a private outdoor retreat.

Ideally located, the property is within easy reach of well-regarded schools, a variety of local shops and amenities, and excellent transport links, providing convenient access to Nottingham city centre and surrounding areas. A well-proportioned and attractive two-bedroom bungalow situated in a popular and convenient location in Arnold, offering spacious and versatile accommodation ideal for a range of buyers. The property features a welcoming entrance hallway leading to a bright bay-fronted lounge, creating a comfortable living space filled with natural light. The fitted kitchen provides ample storage and worktop space, with access to a useful utility area and a generous conservatory overlooking the rear garden, perfect for additional living or dining space.

There are two well-sized bedrooms, both with built-in storage, along with a modern shower room fitted with a contemporary suite. The property is well maintained throughout and offers excellent potential for further personalisation.

Externally, the home benefits from a driveway providing off-road parking, gated side access, and a garage with power and lighting. The enclosed rear garden features a patio area, lawn, and mature planting, offering a private outdoor retreat.

Ideally located, the property is within easy reach of well-regarded schools, a variety of local shops and amenities, and excellent transport links, providing convenient access to Nottingham city centre and surrounding areas.



### Entrance Hallway

UPVC double glazed entrance door to the side elevation leading into the entrance hallway comprising carpeted flooring, wall mounted radiator, coving to the ceiling, storage cupboard, access to the loft, doors leading off to:

### Bedroom Two

9'89 x 9'40 approx (2.74m x 2.74m approx )

UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring, coving to the ceiling, built-in wardrobes.

### Lounge

18'96 x 12'21 approx (5.49m x 3.66m approx)

UPVC double glazed bay window to the front elevation, carpeted flooring, two wall mounted radiators, coving to the ceiling, dado rail, fireplace.

### Kitchen

13'60 x 12'18 approx (3.96m x 3.66m approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, oven with four ring gas hob over and extractor hood above, space and point for a fridge, wall mounted radiator, tiled splashbacks, tiled flooring, dado rail, coving to the ceiling, two UPVC double glazed windows to the side elevation, wooden window and door to the utility room.

### Utility Space

8'19 x 5'82 approx (2.44m x 1.52m approx)

UPVC double glazed door to the side elevation, linoleum flooring, wooden French doors leading through to the conservatory.

### Conservatory

14'25 x 8'79 approx (4.27m x 2.44m approx)

UPVC double glazed windows surrounding, ceiling light with fan, carpeted flooring, UPVC double glazed door to the side elevation leading out to the garden.

### Bedroom One

9'58 x 13'35 approx (2.74m x 3.96m approx)

Two UPVC double glazed windows to the rear elevation, two wall mounted radiators, carpeted flooring, coving to the ceiling, built-in wardrobes.

### Shower Room

7'86 x 5'21 approx (2.13m x 1.52m approx)

UPVC double glazed window to the side elevation, handwash basin with storage cupboard below, WC, shower enclosure with mains fed shower over, UPVC splashbacks, chrome heated towel rail, tiling to the walls, coving to the ceiling.

### Garage

Up and over door to the front elevation, UPVC double glazed window to the side elevation, light and power.

### Outside

To the front of the property there is a driveway providing off the road parking, double gates leading to the side of the property, front lawned garden with a range of plants and shrubbery planted to the borders.

To the side of the property there is an additional gated driveway leading to the garage.

To the rear of the property there is an enclosed rear garden with patio area, pathway leading to multiple lawned areas, a range of mature trees and shrubbery planted to the borders, fencing and hedging to the boundaries, gated access to the driveway and garage.

### 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 10mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

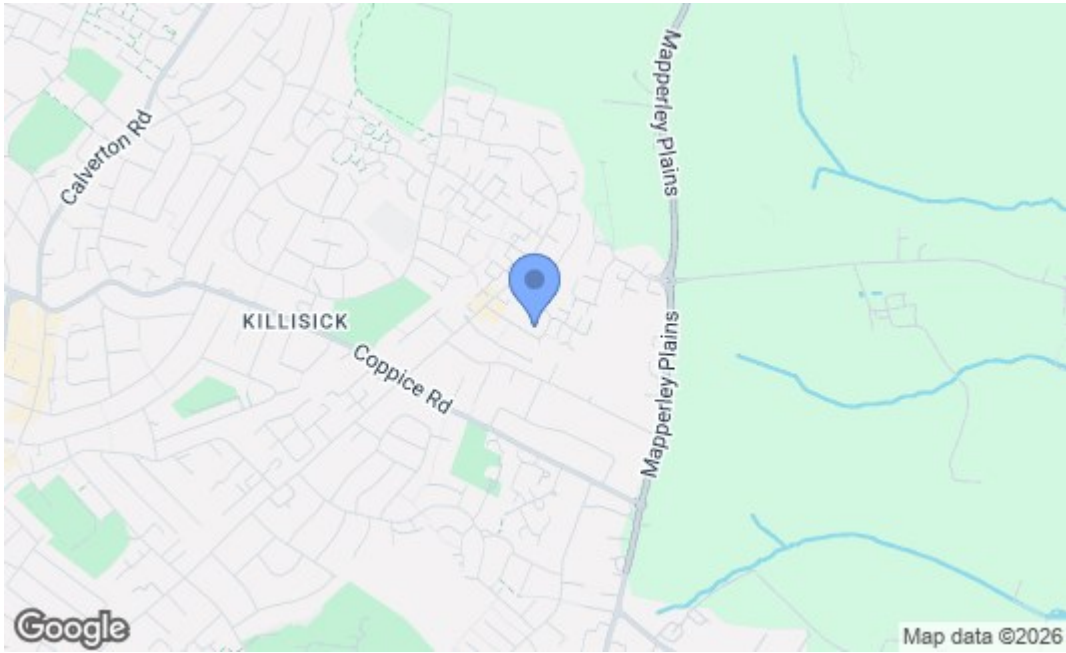
Non-Standard Construction: No

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                                                     |         |           |
| (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.