Robert Ellis

look no further. . .

Bagnall Avenue
Arnold, Nottingham NG5 6FP

A THREE BEDROOM, SEMI-DETACHED FAMILY HOME SITUATED IN ARNOLD, NOTTINGHAM.

Guide Price £190,000 Freehold

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*** GUIDE PRICE £190,000 - £200,000 ***

** IDEAL FAMILY HOME **

Robert Ellis Estate Agents are delighted to offer to the market this fantastic three-bedroom, semi-detached family home situated in Arnold, Nottingham.

The property is a stone's throw away from Arnold town centre accommodating local amenities, shops and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City centre and surrounding villages/towns. The home is located ideally for families with local schools being within walking distance.

Upon entry, you are greeted by a hallway which leads through to the open plan lounge diner with UPVC double glazed French doors leading to the enclosed rear garden, kitchen with fitted wall and base units and the ground floor WC. Stairs leading up to landing, first bedroom, second bedroom, third bedroom and family bathroom.

To the front of the home is a large driveway providing off the road parking for at least 4 cars. To the rear is an enclosed garden with a patio area and laid to lawn area.

A viewing is HIGHLY RECOMMENDED to appreciate the size and location of this fantastic opportunity - Contact the office on 0115 648 5485 to arrange your viewing NOW!

Entrance Hallway
7'10" x 6'9" approx (2.40 x 2.06 approx)
UPVC double glazed opaque composite door to the front elevation. Laminate flooring. Wall mounted double radiator. Ceiling light point. Built-in storage cupboards and built-in under the stairs storage cupboard. Internal door leading into the open plan Lounge Diner, Kitchen and Ground Floor WC. Carpeted staircase leading to First Floor Landing

Lounge Diner
12'10" x 19'7" approx (3.92 x 5.99 approx)
UPVC double glazed window to the front elevation. UPVC double glazed French doors opening onto the enclosed rear garden. Carpeted flooring. Wall mounted double radiator. Ceiling light point. Feature gas fireplace. Internal door leading into Entrance Hallway and Kitchen

Kitchen
8'2" x 10'8" approx (2.49 x 3.27 approx)
UPVC double glazed window to the side elevation. UPVC double glazed opaque rear door leading to the enclosed rear garden. Laminate flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light point. Range of fitted wall and base units incorporating worksurfaces above. 4 ring gas hob with extractor unit above. Integrated oven. Stainless steel 1.5 bowl sink and drainer with swan neck dual heat tap. Wall mounted boiler unit.

Ground WC
4'5" x 2'4" approx (1.37 x 0.73 approx)
UPVC double glazed opaque window to the side elevation. Laminate flooring. Tiled splashbacks. Ceiling light point. Wall mounted corner sink with hot and cold tap. WC

First Floor Landing
8'11" x 8'5" approx (2.73 x 2.59 approx)
UPVC double glazed window to the side elevation. Carpeted flooring. Ceiling light point. Loft access hatch. Internal doors leading into Bedroom 1, 2, 3 and Family Bathroom

Bedroom 1
11'5" x 12'8" approx (3.50 x 3.88 approx)
UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point

Bedroom 2
12'3" x 8'4" approx (3.75 x 2.55 approx)
UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in storage with fitted railing (0.87 x 1.83m approx.)

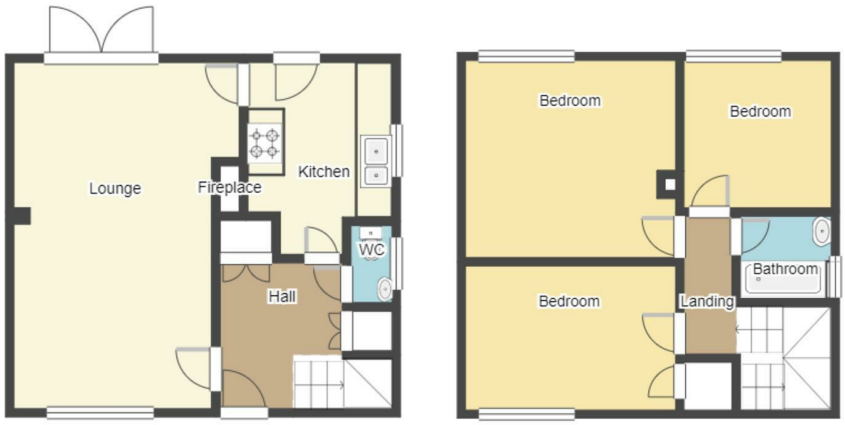
Bedroom 3
8'7" x 8'6" approx (2.62 x 2.61 approx)
UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point.

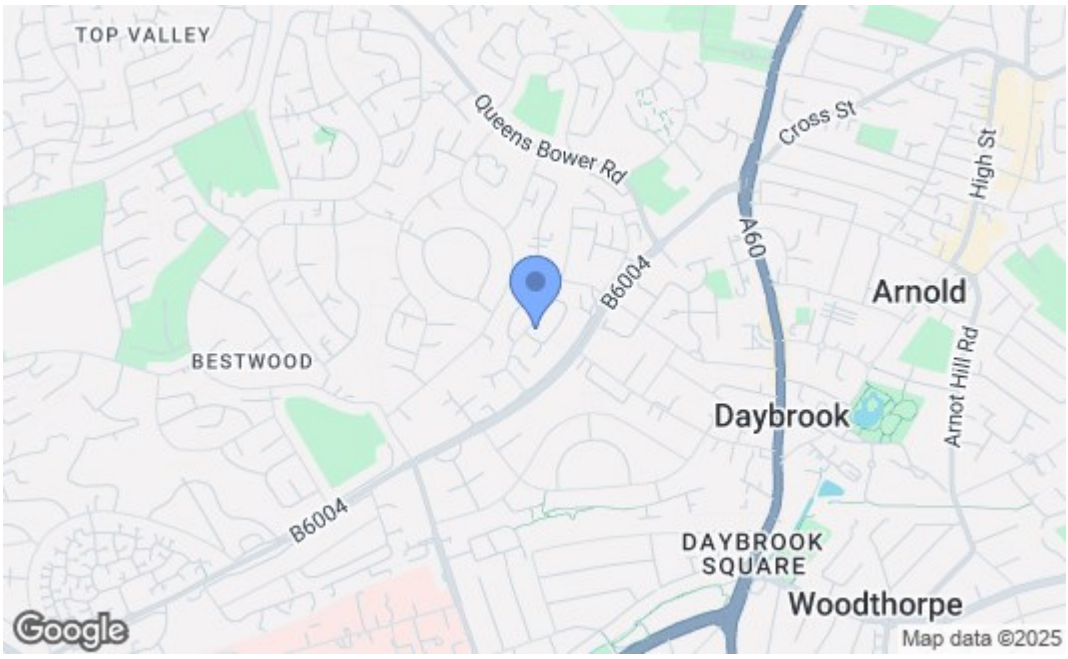
Family Bathroom
5'0" x 5'9" approx (1.54 x 1.76 approx)
UPVC double glazed opaque window to the side elevation. Vinyl flooring. Tiled splashbacks. Wall mounted towel radiator. Ceiling light point. 2 piece suite comprising of a bath with hot and cold taps and electric handheld shower unit and a pedestal wash hand basin with hot and cold taps.

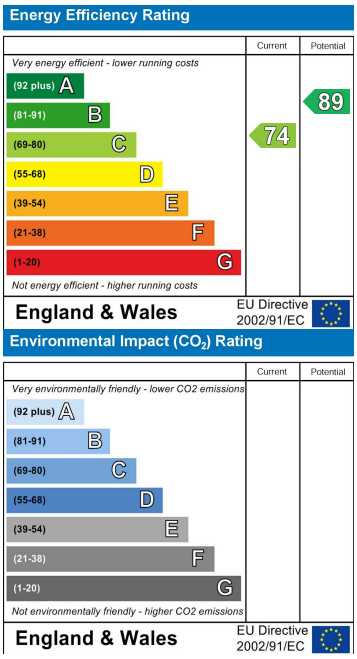
Front of Property
To the front of the property there is a large tarmac driving providing off the parking for at least 4 cars

Rear of Property
To the rear of the property there is an enclosed garden with a patio area with space for pergola and a laid to lawn area, slate edging with an outlining soil flower bed with low maintenance flowers. Small secure shed with ample space for storage.

Council Tax
Local Authority Gedling
Council Tax band A







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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