



Middlebeck Drive
Arnold, Nottingham NG5 8AF

A THREE BEDROOM, DETACHED HOUSE
SITUATED IN ARNOLD, NOTTINGHAM.

Offers Over £300,000 Freehold



**** UNIQUE HOUSE ** MUST SEE ****

Robert Ellis Estate Agents are delighted to bring to the market this FANTASTIC THREE BEDROOM, DETACHED HOUSE 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. You have Redhill Academy and Richard Bonington Primary & Nursery within the area, making it ideal for families.

Attention is brought to the large garage and store room where there are clear opportunities to develop the property into a bigger family home

Upon entry, you are welcomed into the entrance porch leading to the hallway. Off the hallway is the spacious lounge diner, study/fourth bedroom, kitchen with fitted units and space for dining, first bedroom with fitted wardrobes, second bedroom with fitted wardrobes, third bedroom and modernised bathroom with walk in shower.

You can access the rear of the home via Stuart Close which hosts the access to the large driveway and integral double garage. The rear also hosts the enclosed garden with laid to lawn and flower beds/shrubbery. To the front of the home is an enclosed garden with laid to lawn, flower beds/shrubbery and pathway leading to the entrance porch, alongside access via both sides.

A viewing is HIGHLY RECOMMENDED for this UNIQUE OPPORTUNITY- Contact the office to arrange your internal viewing now!



Entrance Porch

3'3" x 7'2" approx (1 x 2.2 approx)

UPVC double glazed entrance door to the front elevation leading into the Entrance Porch. UPVC double glazed windows to the front and side elevations. Lino flooring. Wooden glazed entrance door leading into the Entrance Hallway

Entrance Hallway

4'7" x 6'10" approx (1.4 x 2.1 approx)

Single glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Built-in storage cupboard. Internal doors leading into the Kitchen and Lounge Diner

Kitchen

9'4" x 15'7" approx (2.86 x 4.76 approx)

UPVC double glazed window to the side elevation. Vinyl flooring. Tiled splashbacks. Wall mounted radiator. Range of matching wall, base and drawer units incorporating worksurfaces over. Stainless steel sink and drainer unit with dual heat tap. Space and point for freestanding cooker. Space and point for freestanding fridge freezer. Space and plumbing for automatic washing machine. Internal doors leading into Utility Room/Rear Porch and Inner Hallway

Utility Room/Rear Porch

3'3" x 6'10" approx (1 x 2.1 approx)

UPVC double glazed entrance door to the rear elevation leading into the enclosed rear garden. UPVC double glazed windows to the front and side elevations. Tiled flooring. Space and point for freestanding tumble dryer

Lounge Diner

19'7" x 19'10" approx (5.99 x 6.05 approx)

UPVC double glazed windows to the front and side elevations. Carpeted flooring. Wall mounted radiators. Coving to the ceiling. Feature electric fireplace with wooden surround and tiled hearth. Internal doors leading into the Entrance Hallway, Study and Inner Hallway

Study

9'8" x 7'11" approx (2.95 x 2.43 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator

Hallway

12'5" x 2'11" approx (3.8 x 0.9 approx)

Carpeted flooring. Wall mounted radiator. Loft access hatch. Internal doors leading into Bedroom 1, 2, 3 and Family Bathroom

Bedroom 1

10'5" x 15'0" approx (3.18 x 4.58 approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Built-in double wardrobes

Bedroom 2

11'7" x 8'7" approx (3.54 x 2.63 approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator

Bedroom 3

7'10" x 8'2" approx (2.4 x 2.5 approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Built-in triple wardrobe

Family Bathroom

6'10" x 6'10" approx (2.1 x 2.1 approx)

UPVC double glazed window to the side elevation. Tiled flooring. Fully tiled walls. Wall mounted radiator. Modern 3 piece suite comprising of a walk-in shower enclosure with mains fed shower above, vanity wash hand basin with dual heat tap and storage cupboards below and a low level flush WC

Garage

20'4" x 16'8" approx (6.2 x 5.1 approx)

Up and over door to the rear elevation. UPVC double glazed window to the side elevation. Light and power. Steps leading to Store

Store Room

10'5" x 16'0" approx (3.2 x 4.9 approx)

UPVC double glazed window to the rear elevation. Light and power. Wall mounted combination boiler. Range of wall units. Stainless steel sink and drainer unit with hot and cold taps

Front of Property

To the front of the property there is an enclosed garden with laid to lawn, flower beds, shrubbery and pathway leading to the entrance porch

Rear of Property

To the rear of the property there is a large driveway leading to the integral double garage. The rear also hosts the enclosed garden with laid to lawn and flower beds and shrubbery

Agents Notes: Additional Information

Council Tax Band: D

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank: No

Broadband: BT, Sky

Broadband Speed: Standard 20mbps 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

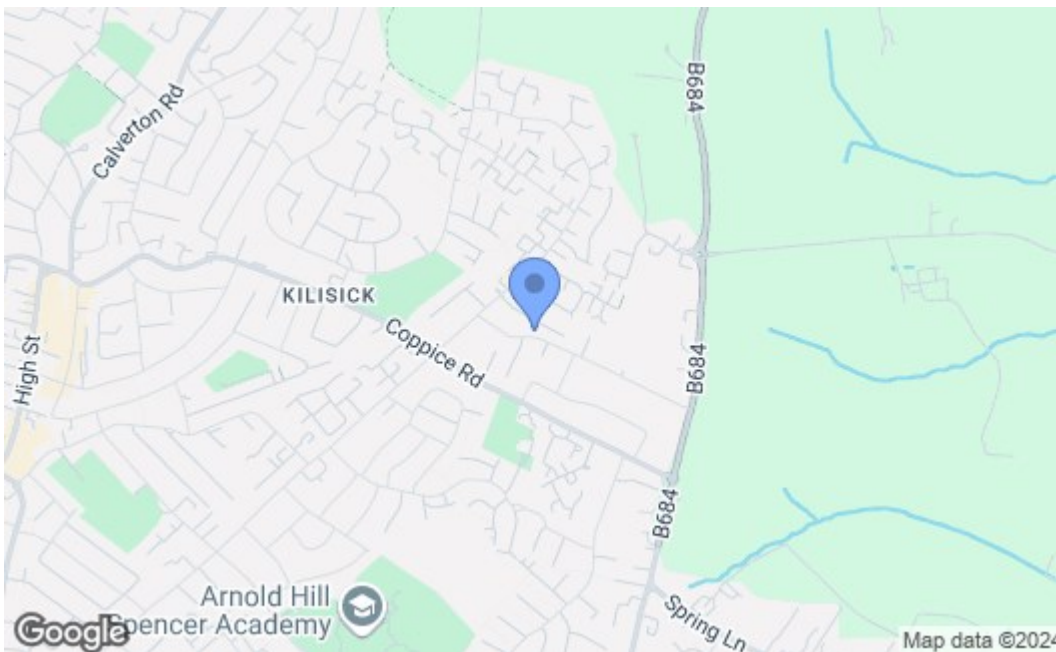
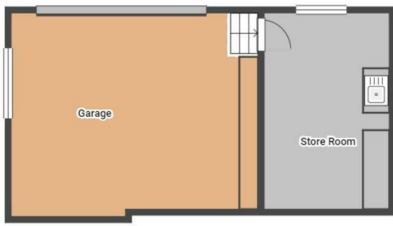
Any Legal Restrictions: No

Other Material Issues: No

813LW/HM



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.