



Ashington Drive  
Arnold, Nottingham NG5 8GH

A MODERN THREE BEDROOM, DETACHED  
FAMILY HOME SITUATED IN THE HEART OF  
ARNOLD, NOTTINGHAM.

**Offers Over £310,000 Freehold**



**\*\* IDEAL FAMILY HOME \*\* MUST VIEW \*\***

Robert Ellis Estate Agents are delighted to bring to the market this IMMACULATE THREE BEDROOM, DETACHED FAMILY HOME situated in ARNOLD, NOTTINGHAM.

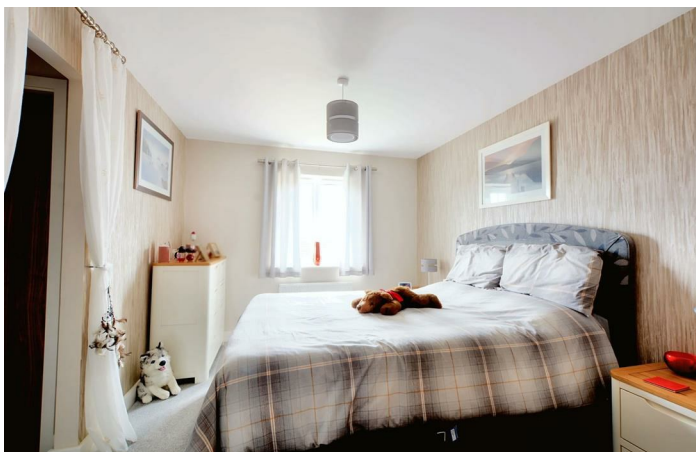
The property is a stone's throw away from Arnold town centre accommodating local amenities, shops and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City centre and surrounding villages/towns. You have Redhill Academy and Richard Bonington Primary & Nursery within the area, making it ideal for growing families.

Upon entry, you are welcomed into the hallway which leads to the living room with bay fronted window, lobby, downstairs WC and open plan kitchen diner with feature island. The kitchen also offers French doors opening onto the enclosed, south facing rear garden with patio area and laid to lawn.

Stairs lead to landing, first double bedroom with dressing area featuring fitted sliding door wardrobes and shower room en-suite. Second double bedroom, third bedroom and modern family bathroom with a walk in double shower.

The property benefits from a driveway for at least 3 cars and detached garage with electric door and power. The front offers a lawn maintenance garden with artificial lawn and path.

A viewing is a MUST with this FANTASTIC OPPORTUNITY - Contact the office now to arrange your viewing before it is too late!



### Entrance Hallway

4'9" x 12'2" approx (1.45 x 3.72 approx)

UPVC double opaque composite front door to the front elevation leading into the Entrance Hallway. Carpeted flooring. Wall mounted radiator. Staircase to the First Floor Landing. Internal door leading into the Living Room

### Living Room

14'10" x 12'3" approx (4.53 x 3.75 approx)

UPVC double glazed bay fronted window to the front elevation. Carpeted flooring. Wall mounted radiators

### Lobby

3'2" x 4'11" approx (0.98 x 1.5 approx)

Luxury Vinyl flooring. Internal door leading into Ground Floor WC. Open through to Kitchen Diner

### Kitchen Diner

15'5" x 15'1" approx (4.70 x 4.62 approx)

UPVC double glazed French doors and windows to the rear elevation opening onto the enclosed rear garden. Range of fitted wall and base units incorporating worksurfaces above. Separate feature island. 4 ring induction hob with extractor unit above. Integrated Neff microwave. Integrated oven. Integrated fridge freezer. Composite sink with dual heat tap. Space and plumbing for an automatic washing machine. Logic boiler unit. Luxury vinyl flooring. Wall mounted double radiator. Built-in storage cupboard (0.99 x 0.52 m approx)

### Ground Floor WC

2'9" x 5'4" approx (0.84 x 1.64 approx)

Tiled flooring. Partially tiled walls. Wall mounted radiator. Wall mounted sink with dual heat tap. WC

### First Floor Landing

7'2" x 9'11" approx (2.20 x 3.024 approx)

Carpeted flooring. Built-in storage cupboard housing water tank with storage above (0.66 x 0.79 m approx.) Internal doors leading into Bedroom 1, 2, 3 and Family Bathroom

### Bedroom 1

11'8" x 9'3" approx (3.57 x 2.84 approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Open through to Dressing Area

### Dressing Area

3'5" x 6'1" approx (1.05 x 1.87 approx)

Carpeted flooring. Sliding door fitted wardrobes (0.69 x 1.87 m approx.) Internal door leading into the En-Suite Shower Room

### En-Suite Shower Room

5'2" x 5'9" approx (1.58 x 1.77 approx)

UPVC double glazed window to the rear elevation. Tiled flooring.

Partially tiled walls. Wall mounted radiator. 3 piece suite comprising of a corner shower with handheld shower head, sink with dual heat tap and a WC

### Bedroom 2

8'1" x 12'2" approx (2.48 x 3.73 approx)

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

### Bedroom 3

7'2" x 7'6" approx (2.19 x 2.31 approx)

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

### Family Bathroom

7'10" x 6'1" approx (2.41 x 1.87 approx)

UPVC double glazed opaque window to the side elevation. Tiled flooring. Partially tiled walls. Wall mounted radiator. 3 piece suite comprising of a walk-in double shower with rainfall shower head, sink with dual heat tap and a WC

### Front of Property

To the front of the property there is a tarmac driveway providing off the road parking, pathway to the front entrance, artificial lawn and hedging to the side

### Rear of Property

To the rear of the property there is an enclosed rear garden with a patio area, laid to lawn area, shrubbery to the rear with fencing surrounding

### Detached Garage

17'5" x 9'2" approx (5.33 x 2.796 approx)

Electric door. Power supply

### 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

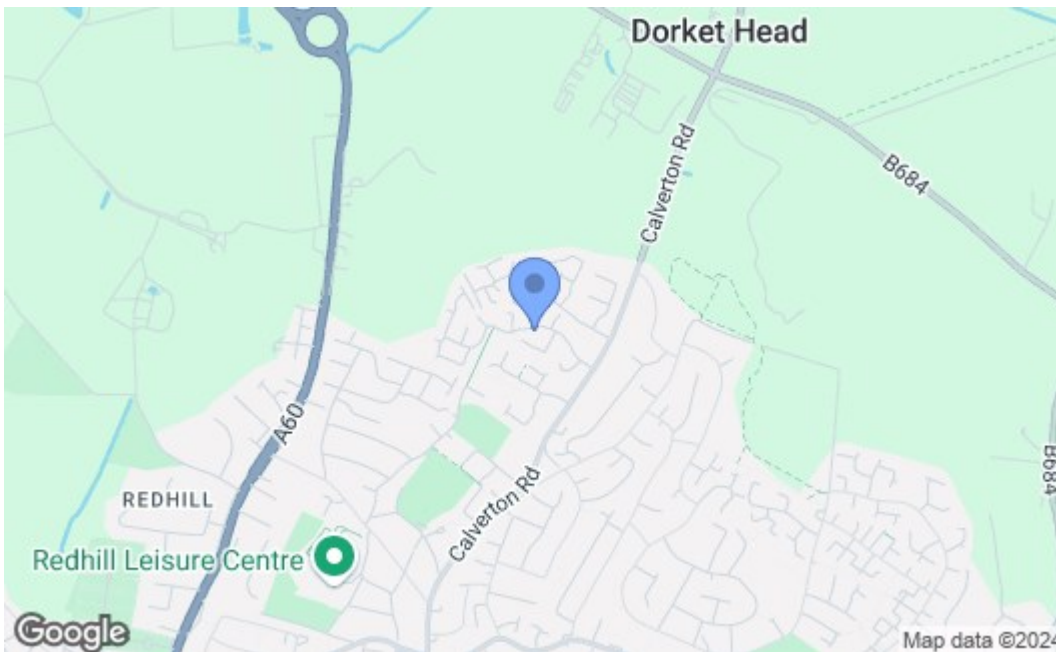
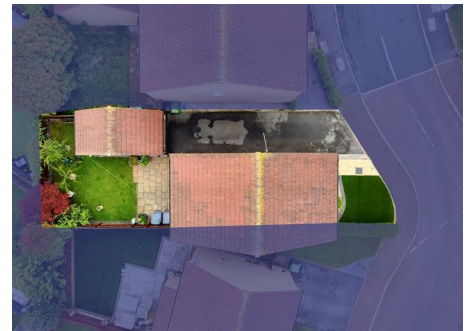
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.