



Arndale Road  
Sherwood Dales, Nottingham NG5 3GT

A UNIQUE DETACHED 5 BEDROOM FAMILY  
PROPERTY SELLING WITH THE BENEFIT OF  
NO UPWARD CHAIN.

**Guide Price £450,000 Freehold**



Robert Ellis Estate Agents are proud to bring to the market this unique architect designed 1960's five bedroom detached family property situated within the heart of Sherwood Dales, Nottingham.

The home is ideally located for any growing families with popular schools' amenities and great transport links into the surrounding areas and City centre.

The property derives the benefits of conveniences such as electric underfloor heating with individual room thermostats and UPVC double glazing. Offered to the market for the first time since its construction, this fabulous property with a light and spacious interior, featuring many original features is a once-in-a-lifetime opportunity.

In brief, the internal accommodation comprises of; a spacious entrance hallway, a fitted kitchen open to the dining room, a lounge overlooking landscaped mature garden, 5 bedrooms, one of which has a large built-in desk and book shelving - perfect for being utilised as an office, a family bathroom and an additional utility room with a WC.

Outside the property occupies a generous plot with a driveway providing ample car standing with a double garage beyond. To the front, side and rear elevations the property has a landscaped and mature garden with an additional allotment section of the garden with raised vegetable beds.

Available to the market with the benefit of chain-free vacant possession, the property offers an excellent renovation or potential development opportunity subject to the necessary consents.

A viewing is **HIGHLY RECOMMENDED** to appreciate the **SIZE, LOCATION** and **SPECIFICATION** of this **FANTASTIC OPPORTUNITY** - Contact the office to arrange your viewing before it is too late!



### Entrance Hallway

Solid wooden door to the front elevation leading into the open entrance hallway. UPVC double glazed windows to the front elevation. Quarry tiled flooring. Inset ceiling lighting. Internal door leading into the inner corridor. Open through to kitchen and dining room.

### Kitchen

11'02" x 11'10" approx (3.40m x 3.61m approx)  
UPVC double glazed window to the side elevation. Quarry tile flooring. Tiled splashbacks. Inset lighting. Recessed ceiling spotlights. Extractor fan. Range of fitted wall and base units incorporating laminate worksurfaces above. Stainless steel sink and drainer unit with dual heat tap. Space and point for a freestanding cooker. Space and point for a freestanding fridge freezer. Open through to dining room.

### Dining Room

12' x 11'11" approx (3.66m x 3.63m approx)  
UPVC double glazed windows to the rear elevation overlooking landscaped mature garden. Carpeted flooring. Inset lighting. Recessed ceiling spotlights. UPVC composite door leading to the rear garden. Sliding door leading into the lounge.

### Lounge

18'1" x 15'02" approx (5.51m x 4.62m approx)  
UPVC double glazed windows to the rear elevation overlooking landscaped mature garden. Carpeted flooring. Inset lighting. 3 bar feature gas fireplace. Sliding door leading into bedroom 2

### Inner Corridor

Wooden flooring. Recessed spotlights to ceiling. Range of built-in cabinets and shelving providing ample additional storage space. Internal doors leading into the utility room, bedroom 1, 2, 3, 4, 5 and family bathroom.

### Utility Room

10' x 7'2" approx (3.05m x 2.18m approx)  
Ceiling lantern. Quarry tiled flooring. Recessed spotlights to ceiling. Vanity wash hand basin with hot and cold taps and storage cupboard below and a low level flush WC. Space and plumbing for an automatic washing machine. Range of built-in cabinets housing hot water cylinder and providing ample additional storage space.

### Bedroom 1

12' x 10'2" approx (3.66m x 3.10m approx)  
UPVC double glazed windows to the front elevation. Wooden flooring. Recessed spotlights to ceiling. Range of built-in wardrobes providing ample additional storage space.

### Bedroom 2 / Study

12'3" x 13'10" approx (3.73m x 4.22m approx)  
UPVC double glazed windows to the rear elevation overlooking landscaped mature garden. Carpeted flooring. Inset lighting. Built-in double wardrobe, over the bed storage and versatile pull down bed. Built-in desk, bookshelves and cupboards.

### Bedroom 3

10'2" x 9' approx (3.10m x 2.74m approx)  
UPVC double glazed windows to the side elevation. Wooden flooring. Recessed spotlights to ceiling.

### Bedroom 4

8'10" x 7'10" approx (2.69m x 2.39m approx)  
UPVC double glazed windows to the front elevation. Wooden flooring. Recessed spotlights to ceiling. Built-in shelving with inset lighting.

### Bedroom 5

9' x 7'11" approx (2.74m x 2.41m approx)  
UPVC double glazed windows to the front elevation. Wooden flooring. Recessed spotlights to ceiling.

### Family Bathroom

7'04" x 7'01" approx (2.24m x 2.16m approx)  
Roof light over bath. Quarry tiled flooring. Tiled splashbacks. Wall mounted chrome towel radiator. Recessed spotlight to ceiling. 3 piece suite comprising of a panel bath with hot and cold taps and electric shower over bath, recessed vanity wash hand basin with hot and cold taps and storage cupboard below and a low level flush WC

### Front of Property

The property sits on a larger than average plot with a laid to lawn front garden, pathway way and steps leading to the front entrance door, brick-built wall to the front boundary, mature shrubbery and trees planted to the borders and mature hedges creating ideal screening. Driveway providing off the road parking leading to the integral double garage.

### Rear of Property

To the rear of the property there is an enclosed landscaped mature rear garden with a large laid to lawn garden, outside exterior lighting, outside tap, mature shrubbery and fruit trees planted to the borders and fencing and wall to the boundaries.

### Allotment Patch

There is an additional section of the garden screened by beech hedging with raised vegetable beds and a space for a garden shed.

### Integrated Garage

20'11" x 14' approx (6.38m x 4.27m approx)  
Up and over door to the front elevation. Ceiling light points. Gas points. Meter points. Wall mounted electrical consumer units. Access to under the house.

### Outside WC

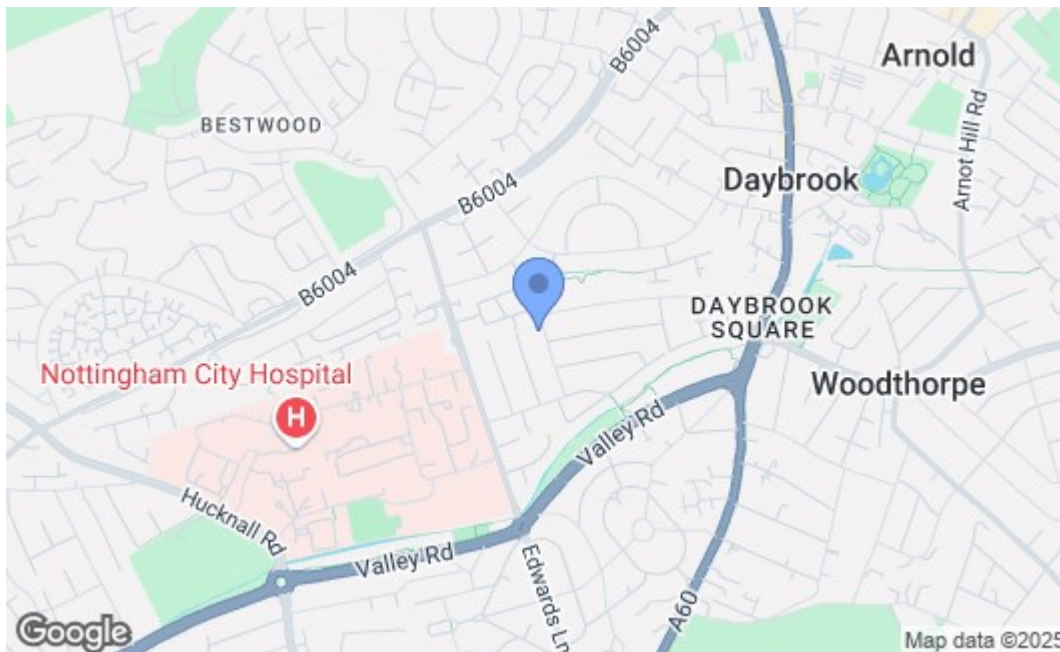
4'7" x 2'9" approx (1.40m x 0.84m approx)  
Ceiling light point. Low level flush WC

### Agents Notes: Additional Information

Council Tax Band: E  
Local Authority: Nottingham  
Electricity: Mains supply  
Water: Mains supply  
Heating: Mains gas  
Septic Tank : No  
Broadband: BT, Sky, Virgin  
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



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		46	
(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.