



**Stanmore Gardens  
Arnold, Nottingham NG5 6LX**

**£300,000 Freehold**

A TWO BEDROOM, DETACHED  
BUNAGLOW SITUATED ON A PRIVATE CUL  
DE SAC IN ARNOLD, NOTTINGHAM.



**\*\* CUL DE SAC \*\* DETACHED BUNGALOW \*\***

Robert Ellis Estate Agents are delighted to bring to the market this EXTENDED, TWO BEDROOM DETACHED BUNGALOW situated on a PRIVATE CUL DE SAC in the HEART of ARNOLD, NOTTINGHAM.

The property is located in Arnold, a short walk to the town centre accommodating local amenities, shops, and restaurants. Alongside this, it offers easily accessible transport links into Nottingham city centre and surrounding villages/towns.

Upon entry, you are welcomed into the hallway which lead you to the kitchen with fitted units, lounge leading to the extended dining area with sliding doors opening onto the enclosed rear garden, offering a laid to lawn, flower beds and space for greenhouse. Off the hallway is also the first double bedroom, second double bedroom and modern family shower room.

The property benefits from an extensive driveway, with a car port and access to the extended garage with electric door and access to the rear garden. It is situated on a generous plot with gardens to the front and rear.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this UNIQUE OPPORTUNITY- Contact the office now to arrange your viewing!



### Entrance Hallway

14'2" x 9'1" approx (4.32 x 2.77 approx)

UPVC double glazed entrance door to the side elevation leading into the entrance hallway. Carpeted flooring. Wall mounted radiator. Built-in storage cupboard with shelving (0.77 x 0.92 approx). Internal doors leading into the kitchen, lounge, bedroom 1, 2 and family bathroom.

### Kitchen

8'6" x 9'4" approx (2.60 x 2.87 approx)

2 UPVC double glazed windows to the front and side elevations. Vinyl flooring. Wall mounted radiator. Tiled splashbacks. Range of fitted base units incorporating laminate worksurfaces. Breakfast bar with ample seating space. Stainless steel sink and dual heat tap above. Integrated Bosh oven. 4 ring electric hob with extractor fan above. Space and plumbing for an automatic washing machine. Space and point for a freestanding fridge and freezer.

### Lounge

18'3" x 10'9" approx (5.57 x 3.30 approx)

Two UPVC double glazed windows to the side elevation. Carpeted flooring. Wall mounted radiator. Coving to the ceiling. Feature remote gas fireplace with surround. Open through to the dining room.

### Dining Room

7'4" x 11'8" approx (2.25 x 3.57 approx)

UPVC double glazed window to the side elevation. Carpeted flooring. Wall mounted radiator. Coving to the ceiling. Feature electric fireplace with surround. UPVC double glazed sliding doors leading out to the enclosed rear elevation.

### Bedroom 1

8'11" x 13'10" approx (2.73 x 4.23 approx)

UPVC double glazed bow window to the front elevation. Carpeted flooring. Wall mounted radiator. Built-in double wardrobes with storage cupboards above.

### Bedroom 2

8'5" x 8'5" approx (2.59 x 2.58 approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Built-in over the bed storage cupboards.

### Family Bathroom

5'7" x 6'2" approx (1.71 x 1.90 approx)

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

### Front of Property

To the front of the property there is a large driveway providing off the road parking, electric car charging point, laid to lawn garden with mature shrubbery and plants, fencing and hedging surrounding and access into the garage.

### Rear of Property

To the rear of the property there is an enclosed rear garden with a paved patio area, steps leading to a large laid to lawn garden with mature shrubbery and plants, fencing and hedging surrounding and space for a greenhouse.

### Extended Garage

25'6" x 7'10" approx (7.79 x 2.41 approx)

Electric up and over door. Wooden single glazed window to the rear. Power and lighting.

### 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

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

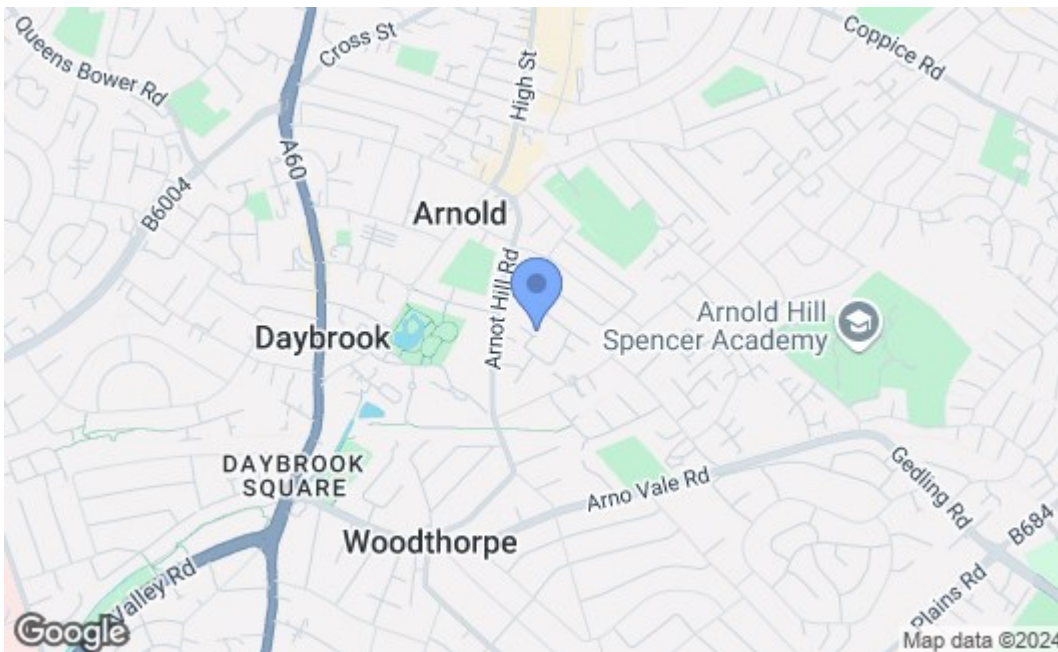
Flood Defences: No

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			82
(81-91) B		63	
(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.