



Roundwood Road  
Arnold, Nottingham NG5 6FJ

A THREE-BEDROOM, SEMI DETACHED IN  
ARNOLD, NOTTINGHAM.

**Offers Over £190,000 Freehold**



**\*\* MUST VIEW – IDEAL FAMILY PROPERTY \*\***

Welcome to Roundwood Road...

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 itself sits favourably within walking distance of a nearby schools including Ofsted's great performing St Margaret Clitherow Catholic Primary School, Robin Hood Primary School and Rise Park Primary and Nursery School.

There is easy access to 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.

Upon entry, you are greeted by the entrance hallway, leading into the fitted kitchen with access to the dining room, lounge and the sunny conservatory. The stairs to the landing, first double bedroom, second double bedroom, third bedroom and family shower room with 3-piece suite.

To the front of the property there is a driveway providing off the road parking and a low maintenance front garden. To the rear, there is an enclosed rear garden with a low maintenance patio area, gravel area and shrubbery.

A viewing is HIGHLY recommended to appreciate the size and location of this fantastic family home! Contact the office to arrange your viewing.



### Entrance Hallway

12'10 x 6'07 approx (3.91m x 2.01m approx)

UPVC double glazed entrance door with fixed panel to the front elevation leading into the entrance hallway. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Staircase to the first floor landing. Built-in under the stairs storage housing electrical consumer unit and meter points. Internal door leading into the kitchen.

### Kitchen

8'10 x 9'11 approx (2.69m x 3.02m approx)

UPVC double glazed door to the rear elevation leading into the conservatory. UPVC double glazed window to the side elevation. Laminate flooring. Tiled walls. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Range of matching wall, base and drawer units incorporating laminate worksurfaces over. 1.5 bowl sink and drainer unit with dual heat tap above. Integrated oven. 4 ring gas hob with extractor unit above. Space and point for a freestanding fridge and freezer. Space and plumbing for an automatic washing machine. Built-in storage cupboard. Archway leading into the dining room.

### Dining Room

9'07 x 9'01 approx (2.92m x 2.77m approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Archway leading into the living room.

### Living Room

13'02 x 12'7 approx (4.01m x 3.84m approx)

UPVC double glazed picture window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Wall light points. Coving to the ceiling. Feature inset living flame gas fireplace with wooden mantel and stone hearth and surround.

### Conservatory

10'2 x 7'09 approx (3.10m x 2.36m approx)

UPVC double glazed windows to the side and rear elevations. Tiled flooring. Wall light point. UPVC double glazed French doors leading out to the enclosed rear garden.

### First Floor Landing

UPVC double glazed window to the side elevation. Carpeted flooring. Ceiling light point. Coving to the ceiling. Loft access hatch. Internal doors leading into bedroom 1, 2, 3 and family bathroom.

### Bedroom 1

13'03 x 12'11 approx (4.04m x 3.94m approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Built-in triple and double wardrobes

### Bedroom 2

13'02 x 8'11 approx (4.01m x 2.72m approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling.

### Bedroom 3

9'05 x 7'05 approx (2.87m x 2.26m approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling.

### Family Bathroom

7'07 x 5'06 approx (2.31m x 1.68m approx)

UPVC double glazed windows to the side and rear elevations. Tiled splashbacks. Ceiling light point. Coving to the ceiling. 3 piece suite comprising of a walk-in shower enclosure with electric shower above, recessed vanity wash hand 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 driveway providing off the road parking, a pathway leading to the front entrance door and a low maintenance front garden with gravel area and shrubbery with fencing to the borders.

### Rear of Property

To the rear of the property there is an enclosed rear garden with a low maintenance patio area, gravel area and shrubbery with fencing to the borders.

### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Gedling

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

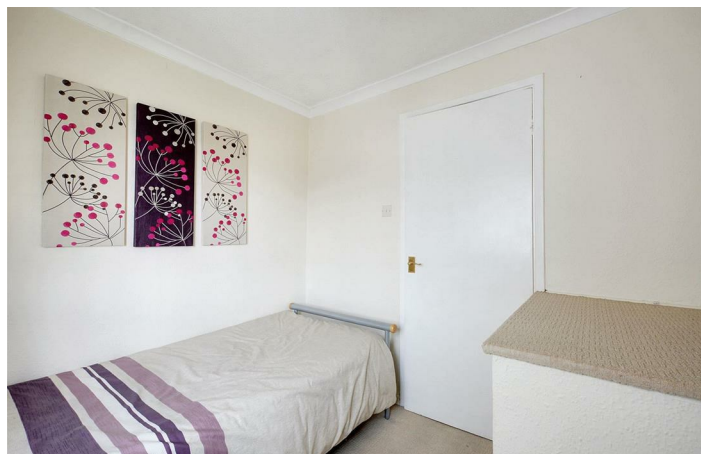
Flood Risk: No flooding in the past 5 years

Flood Defences: No

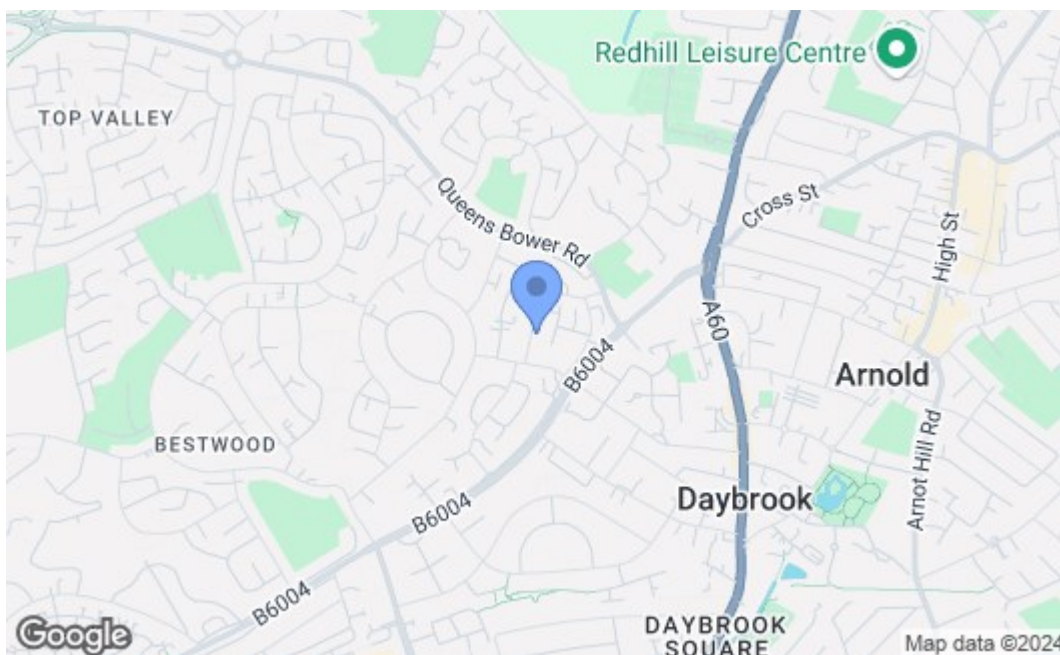
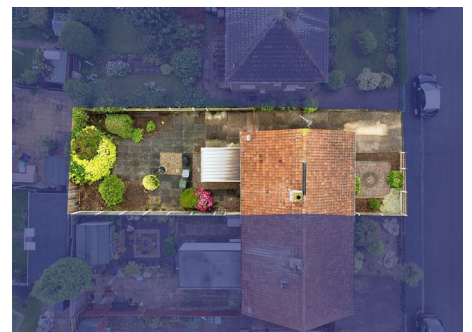
Non-Standard Construction: No

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			
(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.