



Oxclose Lane  
Arnold, Nottingham NG5 6FD

AN EXTENDED, FIVE BEDROOM  
DEATCHED HOME SITUATED ON A  
EXTENSIVE PLOT IN ARNOLD,  
NOTTINGHAM.

**Guide Price £350,000 Freehold**





\*\* GUIDE PRICE £350,000- £365,000 \*\* UNIQUE OPPORTUNITY \*\* EXTENDED FAMILY HOME \*\*

Robert Ellis Estate Agents are delighted to bring to the market this EXTENDED FIVE BEDROOM, DETACHED FAMILY HOME situated on an EXTENSIVE PLOT in ARNOLD, NOTTINGHAM.

The property is a stone's throw away from Arnold town centre accommodating local amenities, shops and restaurants. You also have Lidl situated within a 2 minute walk, with a bus stop at the front of the home. 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.

Upon entry, you are welcomed into the entrance porch which leads to the hallway. Off the hallway, you have access to the living room, alongside two access points for the open plan, kitchen / dining room with fitted units. The ground floor also hosts the extended family room, downstairs WC and utility room. From the kitchen, you follow the stairs leading down to the extensive cellar with access into the garage with up and over door, with potential to use as a workshop.

Stairs lead to landing, first double bedroom with fitted wardrobes, second double bedroom, third bedroom, fourth bedroom and large family bathroom benefitting from a three piece suite with sunken bath.

Stairs lead to the second landing, fifth bedroom with storage to the eaves and views over Arnold and the extensive garden.

To the rear, you have a mature, enclosed garden which is an extensive plot. The garden hosts a block paved patio with path leading to the laid to lawn and garden room. Along the journey, you have mature flower beds with shrubbery and rockery. The pathway then leads through to the secondary plot of the garden, hosting laid to lawns, mature gardens, space for a shed, Wendy house and greenhouse. It is the ideal plot for keen gardeners or families, having an aspect of a 'secret garden'.

The front of the home offers ample parking for at least two cars, access to the garage and path offering steps and ramp to the front door, surrounded by flower bed, shrubbery and rockery.

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





## Ground Floor

### Entrance Porch

6'1" x 7'3" approx (1.86 x 2.21 approx)

Wooden single glazed entrance door to the side elevation. Wooden double glazed window to the front elevation. Carpeted flooring. Ceiling light point

### Entrance Hallway

13'6" x 6'7" approx (4.12 x 2.02 approx)

Wooden framed leaded stained glass front door with leaded stained glass windows above and to the sides. Carpeted flooring. Ceiling light point. Carpeted staircase to the First Floor Landing. Internal doors leading into Living Room, Dining Room and Inner Hallway 1

### Living Room

11'3" x 12'7" approx (3.43 x 3.86 approx)

UPVC double glazed bay fronted window to the front elevation. Carpeted flooring. Ceiling light point. Wall light points. Archway open through to Dining Room

### Dining Room

Wooden framed glazed French doors leading to the Family Room. Wooden framed double glazed windows to the side elevation. Carpeted flooring. Ceiling light point. Wall light point. Archway open through to Kitchen. Glazed door leading to Inner Hallway 3

### Kitchen

28'0" x 13'11" approx (8.55 x 4.01 approx)

Wooden framed double glazed windows to the rear elevation. Tiled flooring. Tiled splashbacks. Ceiling light points. Range of matching wall, base and drawer units incorporating worksurfaces over. Stainless steel double sink and drainer unit with dual heat tap above. Integrated double oven. 4 ring gas hob with extractor unit above. Open through to Inner Hallway 1

### Family Room

26'9" x 14'6" approx (8.17 x 4.44 approx)

Wooden framed double glazed bay fronted window to the side elevation. UPVC double glazed window to the rear elevation. Wooden framed window looking into Inner Hallway 3. Feature log burner with stone surround and wooden hearth and mantle. Feature ceiling beams

### Inner Hallway 1

3'3" x 2'11" approx (1 x 0.9 approx)

Tiled flooring. Internal doors leading to Entrance Hallway, Inner Hallway 2 and down to Basement Level

### Inner Hallway 2

4'3" x 2'11" approx (1.3 x 0.9 approx)

Vinyl flooring. Wall mounted Micommat boiler unit. Space and plumbing for automatic washing machine. Internal doors leading Inner Hallway 1, Ground Floor WC and Utility Room

### Inner Hallway 3

3'7" x 2'11" approx (1.1 x 0.67 approx)

Wooden framed access door to the side elevation leading to the rear garden

### Ground Floor WC

3'4" x 4'1" approx (1.02 x 1.25 approx)

Wooden framed single glazed window to the side elevation. Vinyl flooring. Tiled splashbacks. Ceiling light point. Wall mounted sink with hot and cold taps. Low level flush WC

### Utility Room

10'6" x 6'7" approx (3.22 x 2.02 approx)

Wooden framed double glazed window to the front elevation. Vinyl flooring. Tiled splashbacks. Ceiling light point. Range of matching wall and base units incorporating worksurfaces over. Space and point for freestanding fridge freezer. Internal door leading into Pantry

### Pantry

3'1" x 2'1" approx (0.94 x 0.65 approx)

## First Floor

### First Floor Landing

12'11" x 11'10" approx (3.94 x 3.63 approx)

Carpeted flooring. Ceiling light points. Carpeted staircase to the Second Floor Landing. Internal door leading into Bedroom 1, 2, 3, 4 and Family Bathroom. Open through to Study Area.

### Bedroom 1

14'6" x 12'8" approx (4.44 x 3.87 approx)

Wooden framed double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Wall light points. Built-in fitted wardrobes, fitted over the bed storage and bed side times. Built-in vanity area with storage and sink with hot and cold taps

### Bedroom 2

12'9" x 11'3" approx (3.89 x 3.45 approx)

UPVC double glazed bay fronted window to the front elevation. UPVC double glazed window to the side elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Wall light point

### Bedroom 3

12'11" x 8'0" approx (3.95 x 2.46 approx)

UPVC double glazed bay fronted window to the side elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Wall light point. Built-in desk area with storage

### Bedroom 4

11'5" x 6'10" approx (3.50 x 2.10 approx)

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

## Second Floor

### Family Bathroom

13'5" x 8'11" approx (4.09 x 2.72 approx)

Wooden framed double glazed window to the rear elevation. Carpeted flooring. Partially tiled walls. Ceiling light point. Wall light point. 3 piece suite comprising of a sunken bath with dual heat tap, wash hand basin with hot and cold taps and a low level flush WC

### Study Area

6'8" x 4'4" approx (2.04 x 1.33 approx)

Wooden framed double glazed Velux window to the side elevation. Carpeted flooring. Wall light point. Built-in desk and storage units

### Second Floor Landing

8'8" x 6'0" approx (2.65 x 1.85 approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Ceiling light point. Internal door leading into Bedroom 5

### Bedroom 5

19'10" x 12'10" approx (6.06 x 3.92 approx)

UPVC double glazed window to the side and rear elevations. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in eaves storage

## Basement Level

### Cellar 1

6'11" x 15'7" approx (2.11 x 4.75 approx)

Open through to Cellar 2

### Cellar 2

12'10" x 11'4" approx (3.93 x 3.47 approx)

Open through to Inner Hallway 4

### Inner Hallway 4

7'2" x 2'7" approx (2.2 x 0.8 approx)

Open through to Garage. Internal door leading into Cellar 3

### Cellar 3

7'6" x 6'10" approx (2.3 x 2.1 approx)

### Garage

21'3" x 12'2" approx (6.48 x 3.72 approx)

Wooden framed single glazed windows to the side elevation. Up and over door. Space for workbench and storage

### Front of Property

To the front of the property there is driveway providing off the road parking with access into the garage. Pathway, ramp and stairs leading to the front entrance door. Flowerbeds and shrubbery.

### Rear of Property

To the rear of the property there is a good sized enclosed rear garden with a block paved patio area with sheltered seating space, pathways leading to mature laid to lawn garden with trees, flowerbeds and shrubbery and fencing surrounding. Pathway leading to the land at the rear. Access into Garage Room.

### Garden Room

7'8" x 6'9" approx (2.35 x 2.07 approx)

Wooden front access door. Wooden framed double glazed windows surrounding.

### Land at Rear

Extension land to the rear with laid to lawn mature garden with trees, flowerbeds and shrubbery.

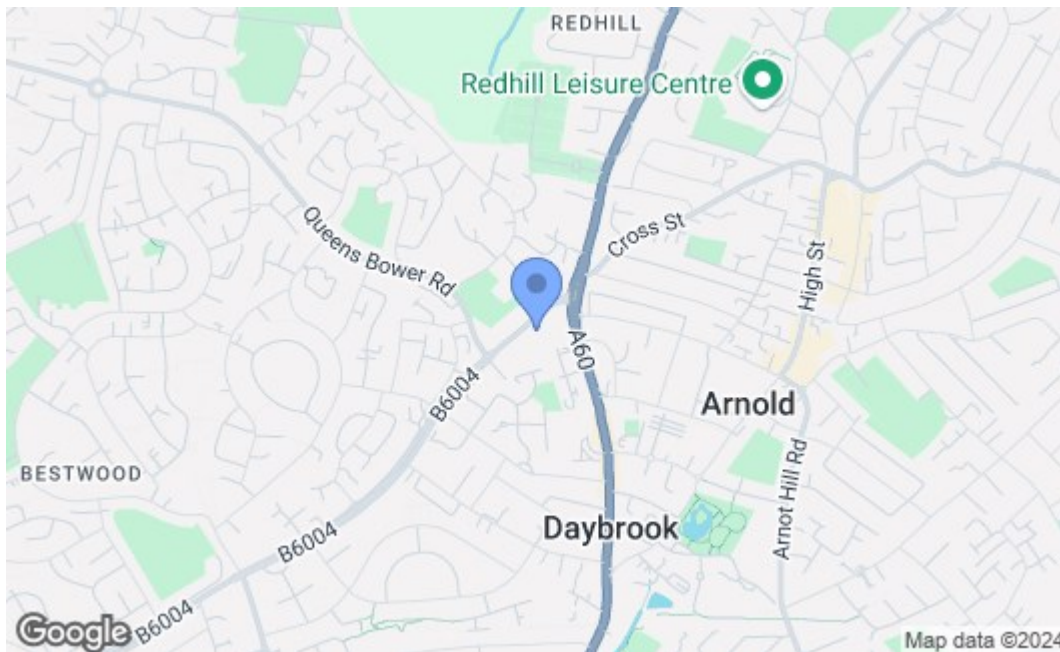
### Council Tax

Local Authority Gedling

Council Tax band E



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			
		64	79
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
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.