



Ellington Road  
Arnold, Nottingham NG5 8SJ

**Asking Price £290,000 Freehold**

A THREE BEDROOM, SEMI DETACHED HOME SITUATED ON THE POPULAR ASHINGTON ROAD ESTATE WITHIN ARNOLD, NOTTINGHAM.



#### IDEAL FIRST TIME BUY OR FAMILY HOME

Robert Ellis Estate Agents are thrilled to bring to market this well-presented THREE BEDROOM, SEMI-DETACHED home, located in the highly sought-after Ashington Road estate, Arnold, Nottingham.

Situated just a short stroll from Arnold town center, this property boasts a convenient footpath that leads directly to the high street, where you'll find a variety of local amenities, shops, and restaurants. For those needing to commute, the home is ideally placed with excellent transport links into Mapperley, Nottingham City Centre, and the surrounding areas. Families will appreciate the proximity to both Redhill Academy and Richard Bonnington Primary & Nursery, making it a fantastic choice for those with school-age children.

As you enter, a welcoming hallway gives way to a spacious dual-aspect lounge, ideal for relaxing with the family. The ground floor also features a modern W/C and a stylish open-plan kitchen/diner. With fitted units, ample dining space, and French doors that open onto the garden, it's perfect for entertaining or enjoying family meals. Outside, the rear garden offers a patio area for seating and a well-kept lawn, all securely enclosed by fencing.

Upstairs, the property boasts three double bedrooms, including a master with an en-suite shower room. A modern family bathroom with a three-piece suite completes the first floor.

With a generous double driveway providing ample parking, this home is perfect for growing families or first-time buyers.

Don't miss out on this fantastic opportunity—call our office today to arrange your viewing!



### Entrance Hallway

14'01 x 7'03 approx (4.29m x 2.21m approx)  
UPVC double glazed composite entrance door to front elevation. Tiled flooring. Wall mounted radiator. Ceiling light point. Stair leading to the first floor landing. Central heating control panel. Large under the stairs storage cupboard providing useful additional storage space with shelving, light, power and housing electrical consumer unit. Panel doors leading into the living room, open plan kitchen diner and ground floor cloakroom.

### Living Room

10'2 x 15'06 approx (3.10m x 4.72m approx)  
Dual aspect living room with UPVC double glazed windows to the front and rear elevation. Wall mounted radiator. Recessed spotlights to ceiling.

### Open Plan Kitchen Diner

15'06 x 14'04 approx (4.72m x 4.37m approx)  
UPVC double glazed window to the front elevation. UPVC double glazed French doors leading to the enclosed rear garden. Tiled flooring. Wall mounted double radiator. Inset recessed pelmet lighting. Recess spotlights to ceiling. A range of matching wall and base units incorporating laminate worksurfaces over. Stainless steel sink with dual heat tap above. Integrated oven with four ring stainless steel gas hob and extractor unit above. Space and plumbing for an automatic washing machine. Space and point for a freestanding tumble dryer. Wall mounted gas central heating combination boiler housed within matching cabinet. Integrated fridge freezer. Integrated wine racks.

### Ground Floor Cloakroom

8' x 3'03 approx (2.44m x 0.99m approx)  
UPVC double glazed window to the side elevation. Tiled flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light point. Pedestal wash hand basin. Low level flush WC. Built-in storage cupboard providing useful additional storage space. Coat hooks for additional storage

### First Floor Landing

UPVC double glazed window to the side elevation. Ceiling light point. Loft access hatch. Built-in storage cupboard over the stairs with shelving providing useful additional storage space. Panel doors leading into bedroom 1, 2, 3 and family bathroom.

### Bedroom 1

10'4 x 11'05 approx (3.15m x 3.48m approx)  
UPVC double glazed window to front elevation. Wall mounted radiator. Recessed spotlights to ceiling. Panel door leading into the en-suite shower room.

### En-Suite Shower Room

3'9 x 7'06 approx (1.14m x 2.29m approx)  
UPVC double glazed window to rear elevation. Wall mounted radiator. Recessed spotlights to ceiling. Modern white three piece suite comprising of a walk-in shower enclosure with electric shower above, pedestal wash hand basin and a low level flush WC.

### Bedroom 2

14'04 x 7'10 approx (4.37m x 2.39m approx)  
UPVC double glazed window to the rear elevation. Wall mounted radiator. Ceiling light point

### Bedroom 3

14'05 x 7'06 approx (4.39m x 2.29m approx)  
UPVC double glazed window to front elevation. Wall mounted radiator. Ceiling light point. Built-in storage cupboard providing useful additional storage space.

### Family Bathroom

7'10 x 5'11 approx (2.39m x 1.80m approx)  
UPVC double glazed window to side elevation. Tiled flooring. Tiled splashbacks. Wall mounted radiator. Recessed spotlights to the ceiling. Shaver point. Extractor fan. Modern white three piece suite comprising of a panel bath with mains fed shower above, pedestal wash hand basin and a low level flush WC.

### Front of Property

The property sits on a good sized corner plot with garden laid to lawn to the front elevation and pathway to the front entrance door.

### Rear of Property

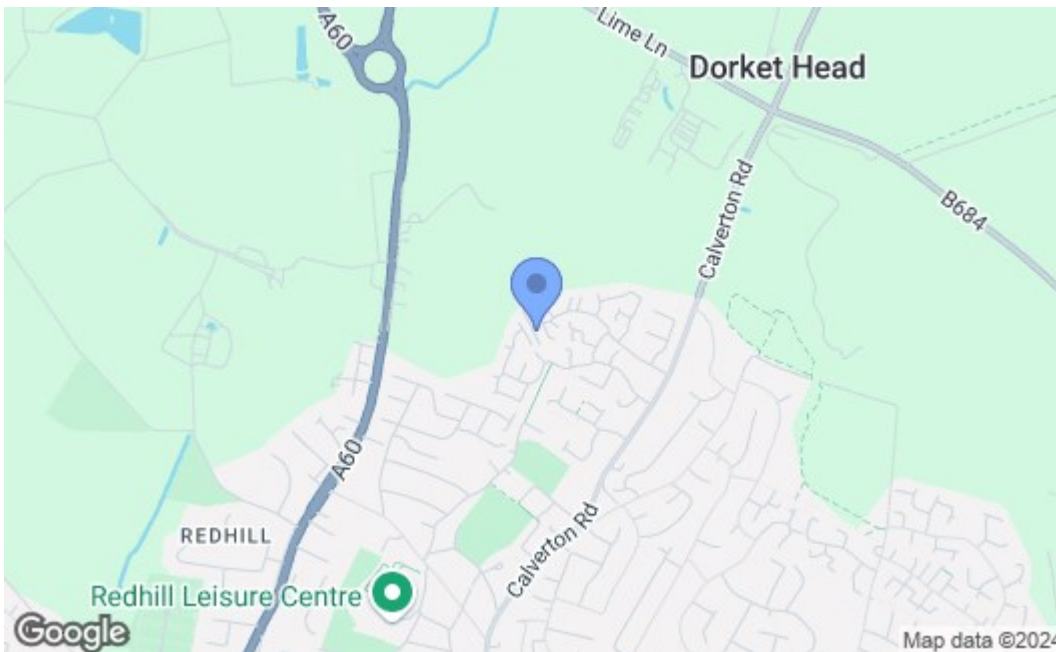
To the rear of the property there is an enclosed rear garden being laid mainly to lawn with a low maintenance barked seating area, fencing and wall to the boundaries and secure gated access to driveway and garage.

### Agents Notes: Additional Information

Council Tax Band B  
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.