



Pondhills Lane,
Arnold, Nottingham
NG5 8DX

£280,000 Freehold



**** CORNER PLOT ** MUST SEE ****

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

The property is a stone's throw away from 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. You have Redhill Academy and Richard Bonington Primary & Nursery within the area, making it ideal for families.

Upon entry, you are welcomed into the hallway which offers under stair storage, alongside access to the kitchen with fitted units, dining room, living room, family room, lobby and downstairs shower room.

Stairs lead to landing, first double bedroom, second double bedroom, third double bedroom, fourth bedroom and family bathroom with a three piece suite.

To the rear is an enclosed garden with patio, laid to lawn and access to the detached garage which has a driveway also. The front of the home offers a tiered garden with steps to the home and shrubbery/plants surrounding.

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



Entrance Hallway

16'2" x 5'2" approx (4.95 x 1.59 approx)
UPVC double glazed opaque front door. Carpeted flooring. Double wall mounted radiator. Under stairs storage cupboard (0.72 x 1.84 m approx.)

Living / Dining Room

19'2" x 16'3" approx (5.86 x 4.96 approx)
UPVC double glazed windows to the side and rear elevations. Carpeted flooring. Two wall mounted radiators.

Family Room

12'1" x 9'2" approx (3.69 x 2.81 approx)
UPVC double glazed window. Carpeted flooring. Wall mounted radiator.

Kitchen

9'9" x 11'5" approx (2.98 x 3.48 approx)
UPVC double glazed window. UPVC double glazed opaque side door. Vinyl flooring. Fully tiled walls. Range of fitted wall and base units. Composite sink with dual heat tap. 4 ring gas hob. Integrated Zanussi oven. Space and point for a freestanding fridge freezer. Space and plumbing for an automatic washing machine. Space and point for a freestanding tumble dryer.

Lobby

7'6" x 4'11" approx (2.29 x 1.51 approx)
Single glazed wooden opaque rear door and window to the rear elevation. Wooden flooring. Wall mounted radiator.

Shower Room

3'8" x 6'9" approx (1.13 x 2.06 approx)
Single glazed wooden opaque rear door and window to the rear elevation. Wooden flooring. Wall mounted radiator.

First Floor Landing

10'3" x 9'5" approx (3.14 x 2.89 approx)
Carpeted flooring. Internal doors leading into bedroom 1, 2, 3, 4 and the family bathroom. Airing cupboard (0.89 x 0.67m approx.) housing the Worcester Bosch combination boiler.

Bedroom 1

13'6" x 8'11" approx (4.12 x 2.73 approx)
UPVC double glazed window. Carpeted flooring. Wall mounted radiator.

Bedroom 2

9'9" x 9'9" approx (2.99 x 2.99 approx)
UPVC double glazed window. Carpeted flooring. Wall mounted radiator.

Bedroom 3

7'0" x 9'10" approx (2.14 x 3.02 approx)
UPVC double glazed window. Carpeted flooring. Wall mounted radiator.

Bedroom 4

9'6" x 6'2" approx (2.91 x 1.88 approx)
UPVC double glazed window. Carpeted flooring. Wall mounted radiator. Over stairs storage cupboard (0.95 x 0.73 m approx.)

Family Bathroom

6'8" x 6'0" approx. (2.05 x 1.85 approx.)
UPVC double glazed opaque window. Vinyl flooring. Fully tiled walls. Bath with hot and cold taps. Sink with dual heat tap. WC.

Front of Property

To the front of the property there is a tiered level garden, which is split into two to three tiers with flower beds and steps leading up to the property.

Rear of Property

To the rear of the property there is an enclosed tiered rear garden with laid to lawn garden, pathway leading up the middle, access into detached garage.

Detached Garage

Accessed via Clarke Avenue

Agents Notes: Additional Information

Council Tax Band: D

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: O2, Vodafone, EE, Three

Sewage: Mains supply

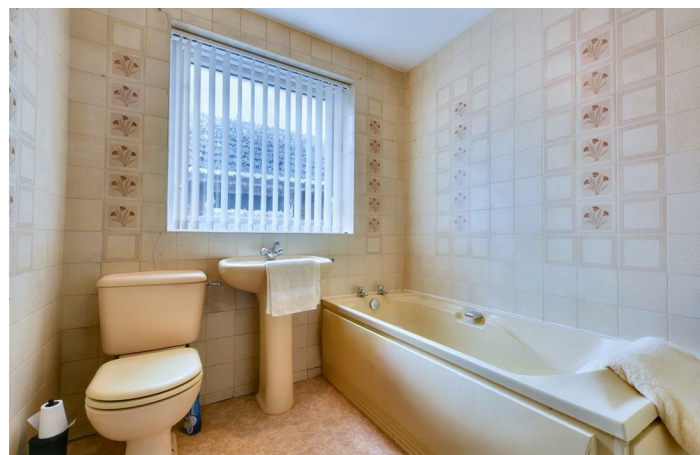
Flood Risk: No flooding in the past 5 years

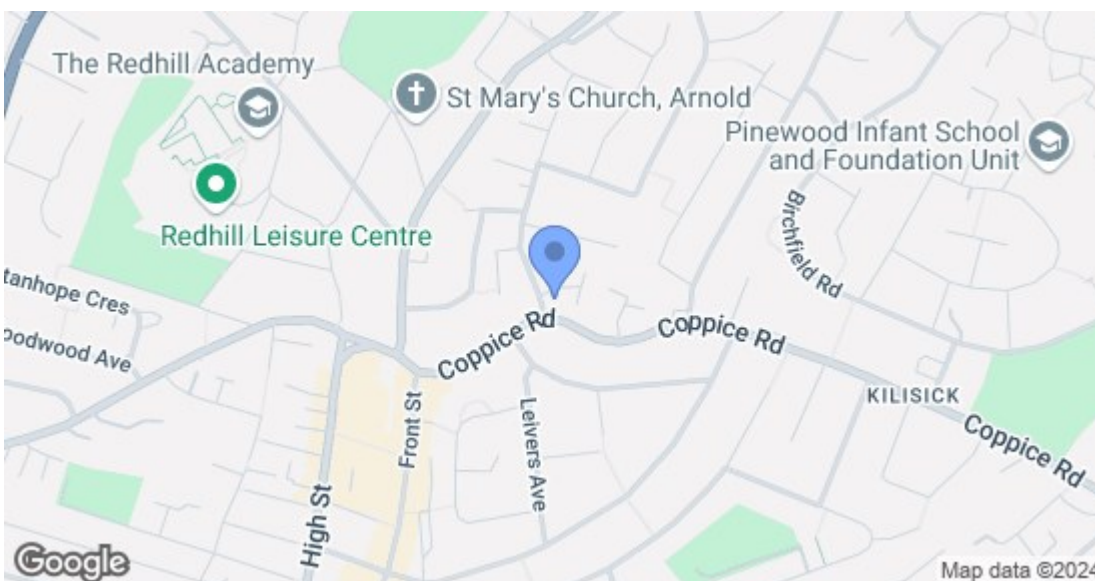
Flood Defences: No

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			83
(81-91) B			
(69-80) C		70	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.