



Kilvington Road  
Arnold, Nottingham NG5 7HQ

A THREE BEDROOM SEMI DETACHED  
HOME FOR SALE IN ARNOLD,  
NOTTINGHAM.

**Guide Price £240,000- £260,000 Freehold**





\*\* GUIDE PRICE £245,000 - £255,000 \*\*

This charming 3-bedroom semi-detached property is an ideal choice for families, first-time buyers, or those seeking a well-proportioned home in a desirable location. With its welcoming atmosphere and thoughtfully designed layout, this home offers both comfort and practicality.

The ground floor features a spacious lounge, perfect for relaxing or hosting guests. To the rear, an open-plan kitchen and dining area provides a versatile and sociable space, with views and access to the garden.

Upstairs, the property offers three well-sized bedrooms, each providing a peaceful retreat. A modern family bathroom completes the upper level.

Outside, the rear garden is private and well-maintained, offering a great space for outdoor activities. At the front, a generous driveway provides ample parking.

Located close to local amenities, schools, and excellent transport links, this property offers a fantastic opportunity to enjoy both convenience and a peaceful setting. Contact us today to arrange a viewing.



### Entrance Hallway

UPVC entrance door leading into the entrance hallway, carpeted flooring, staircase leading to the first floor landing, wall mounted radiator, UPVC double glazed window to the side elevation, under the stairs storage, alarm panel, additional storage cupboard, internal panel doors leading into the lounge and kitchen.

### Lounge

13'0" x 12'4" approx (3.97 x 3.77 approx)

Carpeted flooring, UPVC double glazed window to the front elevation, wall mounted radiator, dado rail, virgin media tv point, electric fire with wood surround, coving to the ceiling.

### Kitchen/Diner

19'11" x 8'9" approx (6.09 x 2.68 approx)

Linoleum flooring to kitchen area, door to pantry, UPVC double glazed door to the side elevation, a range of wall and base units with work surfaces over incorporating a sink and draining unit with a mixer tap over, tiled splashbacks, electric oven with a 4 ring hob and extractor over, plumbing and point for both a washing machine and a dishwasher, space and point for fridge freezer, two UPVC double glazed windows to the rear elevation, wall mounted radiator, carpeted flooring in dining area, space for a dining table, coving to the ceiling.

### Landing

Carpeted flooring, UPVC double glazed window to the side elevation, doors leading off to rooms and loft access.

### Bedroom 1

12'4" x 9'8" approx (3.76 x 2.96 approx)

Carpeted flooring, UPVC double glazed window to the front elevation, wall mounted radiator, virgin media tv point, fitted wardrobes, built in storage cupboard.

### Bedroom 2

8'11" x 11'6" approx (2.73 x 3.52 approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the rear elevation.

### Bedroom 3

7'6" x 9'4" approx (2.31 x 2.86 approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the front elevation,

### Bathroom

4'10 x 4'8 approx (1.47m x 1.42m approx)

Linoleum flooring, UPVC double glazed window to the rear elevation, wall mounted radiator, hand wash basin with mixer tap, tiled splashbacks, bath with mixer taps and electric shower above.

### WC

4'10 x 2'7 approx (1.47m x 0.79m approx)

Linoleum flooring, UPVC double glazed window to the side elevation, WC.

### Loft

Boarded with lighting.

### Front of Property

To the front of the property there is a driveway providing off the road parking, slated front garden with front and side access.

### Rear of Property

To the rear of the property there is a patio area with a pathway leading to two separate lawned areas with a range of plants and shrubbery, shed and brick built outbuilding, slate and patio area, garden has fence surround.

### 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

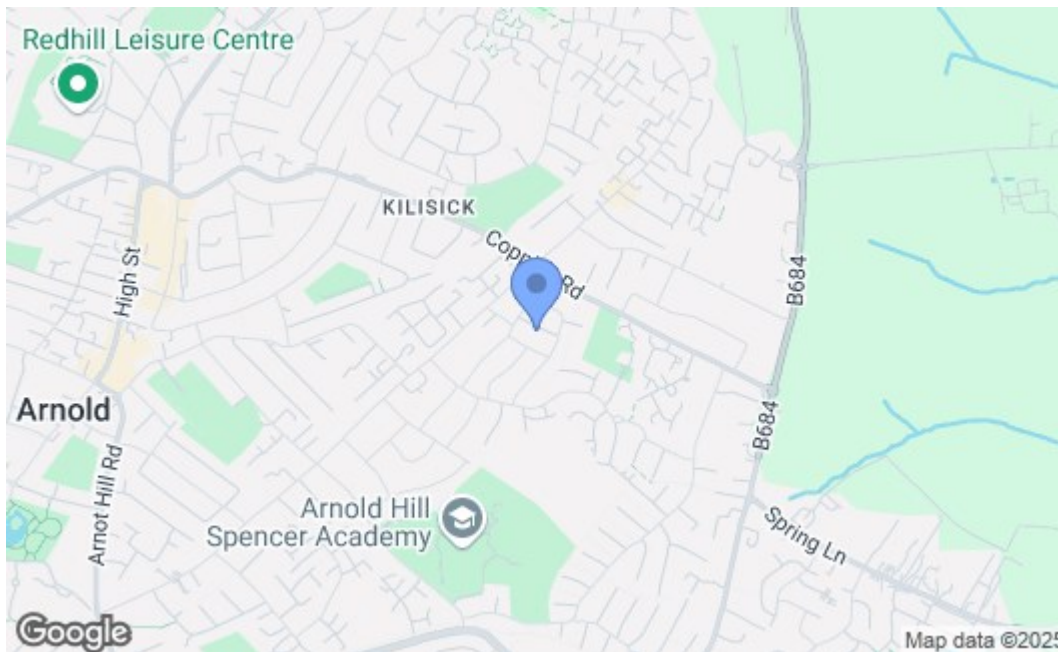
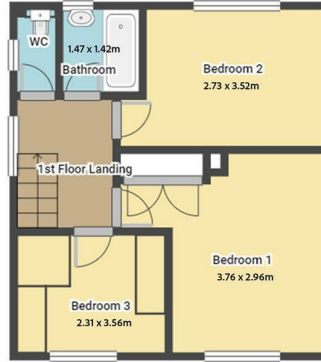
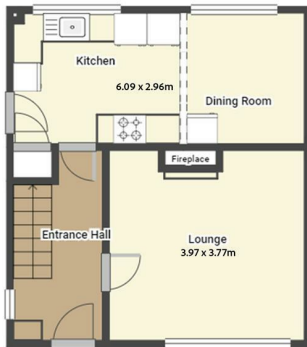
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Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	
(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.