

Shacklock Close,  
Arnold, Nottingham  
NG5 9QE

**£210,000 Freehold**



\*\* GUIDE PRICE £210,000 - £220,000! \*\*

This charming 3-bedroom semi-detached home, located in the desirable area of Arnold, Nottingham, is perfect for families seeking comfort and convenience. The property boasts a spacious open-plan lounge/diner, creating an inviting space for both everyday living and entertaining. A bright conservatory extends the living area, offering a peaceful spot to relax and enjoy views of the garden throughout the year.

The kitchen has ample space for meal preparation and family cooking. Upstairs, there are three well-proportioned bedrooms, all benefiting from plenty of natural light, and a family bathroom with modern fixtures.

Externally, the property features a driveway with plenty of off-road parking and a detached garage for additional storage or secure parking. The low-maintenance rear garden is perfect for busy families, offering a practical outdoor space that's easy to care for while still providing a place to unwind or entertain.

Situated close to local schools, transport links, and shops, this home offers the ideal setting for family life. Don't miss the chance to make this fantastic property your new home!



### Front of Property

To the front of the property there is a driveway providing off the road parking, with a lawned area surrounded by fencing, garage and side access to the rear.

### Entrance Hallway

Composite entrance door to the front elevation leading into the entrance hallway, dado rail, wall mounted radiator, carpeted flooring, door to lounge.

### Lounge

13'2" x 12'4" approx (4.03 x 3.78 approx)

Carpeted flooring, UPVC double glazed window to the front elevation, electric fire with brick surround, archway to the dining area, storage cupboard, coving to the ceiling.

### Dining Room

7'8" x 10'11" approx (2.36 x 3.35 approx)

Carpeted flooring, wall mounted radiator, coving to the ceiling, double glazed sliding door leading to the conservatory.

### Kitchen

10'7" x 7'5" approx (3.23 x 2.27 approx)

Tiled flooring, a range of wall, base and drawer units with laminate work surfaces over incorporating a double sink and drainer unit with mixer tap, four ring electric hob, electric fan oven below, UPVC double glazed window to the side elevation, UPVC double glazed door to the conservatory, space and point for a fridge freezer, plumbing for a washing machine, boiler.

### Conservatory

7'8" x 13'8" approx (2.34 x 4.19 approx)

Tiled flooring, wall mounted radiator, UPVC double glazed windows surrounding, double glazed sliding door to the rear garden.

### First Floor Landing

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

### Bedroom 1

15'2" x 8'9" approx (4.63 x 2.69 approx)

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

### Bedroom 2

9'1" x 9'1" approx (2.77 x 2.79 approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the rear elevation, built in storage cupboard.

### Bedroom 3

6'5" x 9'7" approx (1.98 x 2.93 approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the front elevation, built-in storage cupboard.

### Bathroom

6'1" x 6'7" approx (1.87 x 2.02 approx)

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

### Rear of Property

To the rear of the property there is an enclosed rear garden with paved patio area surrounded by fencing with a shed and side gate giving access to the front of the property.

### 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

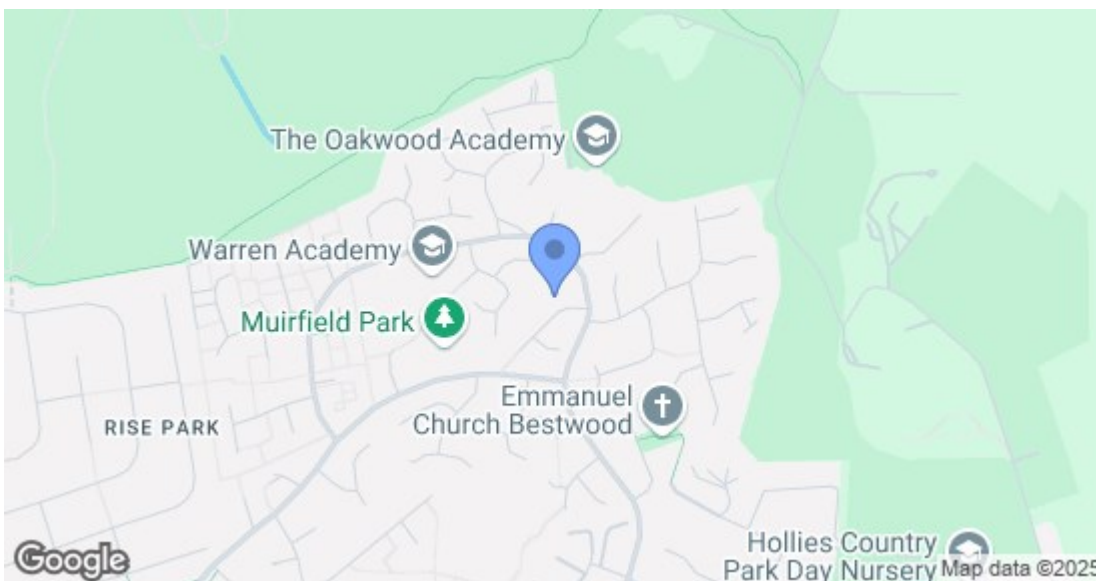
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		72	
(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.