



**Darnal Close**  
**Southglade Park, Nottingham NG5 9RB**

A THREE BEDROOM, SEMI DETACHED  
FAMILY HOME SITUATED IN SOUTHGLADE  
PARK, NOTTINGHAM.

**Guide Price £245,000 Freehold**





### \*\* IMMACULATE FAMILY HOME \*\*

Robert Ellis Estate Agents are delighted to bring to the market this FANTASTIC THREE BEDROOM, SEMI DETACHED FAMILY HOME situated in SOUTHGLADE PARK, NOTTINGHAM.

This beautifully presented property is just a short drive from the bustling Arnold Town Centre, offering a variety of local amenities, shops, and restaurants. Excellent transport links provide easy access to Mapperley, Nottingham City Centre, and nearby villages, making it a convenient choice for commuters. Families will also appreciate the proximity to highly regarded schools, alongside close proximity to Nottingham City Hospital.

Upon entry, you are welcomed into the hallway which leads through to the modern kitchen with fitted units, through to the lounge with under stairs storage and sliding doors leading through to the conservatory which is the ideal dining space, hosting French doors that open onto the enclosed, rear garden with patios, decking and laid to lawn.

Stairs lead to landing, first double bedroom with dual aspect windows, second double bedroom with storage cupboard, third double bedroom and recently modernised family bathroom, benefitting from a stunning four piece suite.

To the front is a paved driveway which allows parking for at least 2 cars, alongside allowing access to the integral garage with electric door.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE, LOCATION and CONDITION of this RARE OPPORTUNITY- Contact the office now to arrange your viewing before it is too late!



### Front of Property

To the front of the property there is a paved driveway providing off the road parking for at least 2 cars, access to the garage.

### Entrance Hallway

7'0" x 3'4" approx (2.14 x 1.04 approx)

UPVC double glazed opaque composite entrance door to the front elevation, LVT flooring, carpeted stairs leading to the first floor landing.

### Kitchen

10'5" x 9'8" approx (3.18 x 2.97 approx)

Fitted matching modern wall and base units with laminate work surfaces over incorporating 1 1/2 bowl sink and drainer unit with mixer tap above, 4 ring electric Bosch hob with extractor fan above, integrated double oven, space and plumbing for washing machine, integrated under counter separate fridge and freezer, UPVC double glazed window to the front elevation, integrated dishwasher, LVT flooring.

### Lounge

15'10" x 12'9" approx (4.85 x 3.90 approx)

Carpeted flooring, electric wall mounted feature fireplace, wall mounted tall chrome radiator, under stair storage cupboard, coving to the ceiling, panelled wall, internal sliding doors leading to conservatory.

### Under Stair Storage Cupboard

3'7" x 2'9" approx (1.10 x 0.86 approx)

### Conservatory

9'7" x 12'2" approx (2.93 x 3.73 approx)

Carpeted flooring, UPVC double glazed opaque window, UPVC double glazed windows and French doors leading to enclosed garden, double wall mounted radiator, internal sliding doors leading to lounge.

### First Floor Landing

6'0" x 10'8" approx (1.84 x 3.27 approx)

Carpeted flooring, access to three bedrooms and family bathroom.

### Bedroom 1

16'0" x 8'4" (4.88 x 2.55)

Carpeted flooring, UPVC double glazed windows to the front and rear, wall mounted feature chrome radiator.

### Bedroom 2

12'8" x 9'10" approx (3.87 x 3.00 approx)

Carpeted flooring, UPVC double glazed windows, wall mounted feature chrome radiator, built in storage cupboard.

### Storage Cupboard

3'4" x 4'6" approx (1.02 x 1.38 approx)

Ideal as a wardrobe or additional storage space.

### Bedroom 3

13'6" x 7'0" approx (4.12 x 2.15 approx)

Carpeted flooring, UPVC double glazed window, wall mounted feature chrome radiator.

### Family Bathroom

10'4" x 5'6" approx (3.17 x 1.69 approx)

Tiled flooring, partially tiled walls, 4 piece suite comprising freestanding bath with freestanding dual heat tap and handheld shower unit, WC, wall mounted sink with dual heat tap and storage drawers underneath, walk in corner shower unit with waterfall shower head and handheld attachment, tall chrome wall mounted radiator, UPVC double glazed opaque window.

### Rear of Property

To the rear of the property there is an enclosed rear garden with large paved patio area, laid to lawn and new fencing to the boundaries, gated side access.

### Garage

16'0" x 8'5" approx (4.89 x 2.57 approx)

UPVC double glazed opaque rear door, electric roller door, recently installed boiler.

### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky,

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

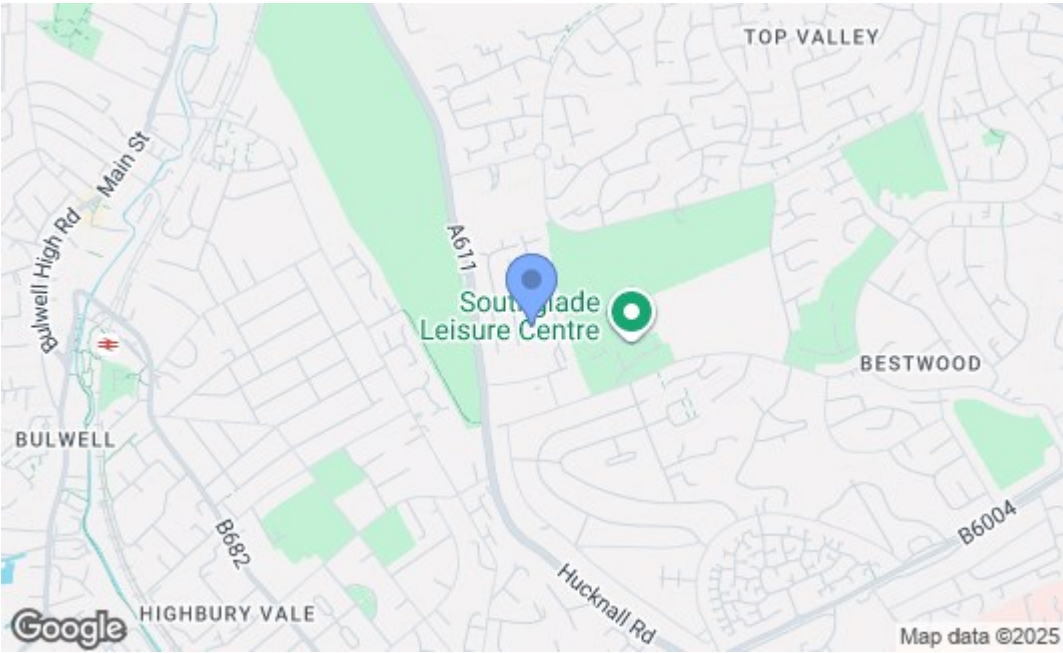
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	84
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.