



**Kenneth Road
Arnold, Nottingham NG5 8HY**

**A WELL PRESENTED FOUR BEDROOM
DETACHED FAMILY HOME SITUATED IN
ARNOLD, NOTTINGHAM!**

Offers In The Region Of £360,000 Freehold



FAMILY HOME!

This spacious four-bedroom detached home is ideally situated in the popular area of Arnold, Nottingham, offering a fantastic location close to local shops, schools, and excellent transport links. Perfect for families, it provides a comfortable living space both inside and out.

On the ground floor, the property offers a bright and airy lounge, providing an ideal space to relax. The kitchen is well-equipped and flows into a separate dining room, making it perfect for family meals and entertaining. There is also a convenient WC located on this level. Upstairs, you'll find four good-sized bedrooms, with the primary bedroom benefiting from its own en-suite shower room for added privacy. A well-appointed family bathroom serves the remaining bedrooms.

Outside, the property features a large driveway, providing parking space for multiple vehicles. The front garden also has a distinctive monkey tree, adding character to the property. There is a gate that leads to the garage and gives access to the enclosed rear garden, which offers a private and secure space for children to play, outdoor activities, or simply relaxing.

This home offers a great opportunity for those seeking a family-friendly property with a practical layout, good-sized rooms, and a fantastic location close to amenities. Don't miss the chance to view this beautiful home!



Front of Property

To the front of the property there is a tarmac driveway providing off the road parking for up to two cars, monkey tree, side gated access.

Entrance Hallway

Composite double glazed entrance door to the front elevation leading into the entrance hallway comprising, wood effect laminate flooring, wall mounted radiator, UPVC double glazed window to the side elevation, coving to the ceiling, door to downstairs WC, carpeted stairs to first floor landing, door to kitchen, archway leading through to lounge.

Downstairs WC

3'6" x 5'8" approx (1.09 x 1.75 approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the front elevation, WC, coving to the ceiling, wash hand basin with separate hot and cold tap, tiled splashbacks.

Lounge

16'5" x 10'11" approx (5.01 x 3.35 approx)

UPVC double glazed bay window to the front elevation, two wall mounted radiators, laminate floor covering, coving to the ceiling, TV point, under stairs storage, door to dining room, feature fireplace incorporating gas fire with tiled hearth and surround.

Kitchen

10'7" x 8'10" approx (3.24 x 2.71 approx)

Wood effect laminate flooring, UPVC double glazed door to the side elevation leading to the rear garden, UPVC double glazed window to the rear elevation, spotlights to the ceiling, door to dining room, door to entrance hallway, a range of modern matching wall and base units with work surfaces over incorporating a sink and drainer unit with mixer tap over, NEFF 4 ring induction hob with electric cooker hood above, integrated Indesit double oven, integrated Neff microwave, integrated NEFF slimline dishwasher, integrated fridge freezer, integrated wine cooler.

Dining Room

10'11" x 10'9" approx (3.35 x 3.28 approx)

Continuation of the wood effect laminate flooring, door to kitchen, door to lounge, UPVC double glazed French doors leading to the rear garden, coving to the ceiling, wall mounted radiator.

First Floor Landing

Carpeted flooring, access to loft, doors leading off to rooms.

Bedroom 1

15'0" x 11'3" approx (4.59 x 3.45 approx)

Carpeted flooring, coving to the ceiling, UPVC double glazed window to the front elevation, wall mounted radiator, door to en-suite.

En-Suite

3'10" x 8'5" approx (1.18 x 2.59 approx)

Linoleum flooring, heated towel rail, vanity wash hand basin with mixer tap, tiled splashbacks, WC, extractor fan, shower cubicle with mains fed shower, spotlights to the ceiling.

Bedroom 2

10'11" x 10'9" approx (3.35 x 3.28 approx)

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

Bedroom 3

9'3" x 9'6" approx (2.83 x 2.92 approx)

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

Bedroom 4

8'7" x 8'2" approx (2.63 x 2.50 approx)

Wood effect laminate flooring, coving to the ceiling, UPVC double glazed window to the front elevation, wall mounted radiator.

Family Bathroom

6'8" x 5'4" approx (2.05 x 1.64 approx)

Tiled splashbacks, wall mounted radiator, linoleum flooring, WC, UPVC double glazed window to the side elevation, vanity wash hand basin with mixer tap, panelled bath with mixer tap and electric shower above.

Garage

8'2" x 16'4" (2.49 x 4.98)

Up and over door to the front elevation, power and lighting.

Rear of Property

To the rear of the property there is an enclosed rear garden with gated access to the garage, decked area, raised flowerbeds, laid to lawn, a range of mature trees, plants and shrubbery, walled and fenced boundaries.

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: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

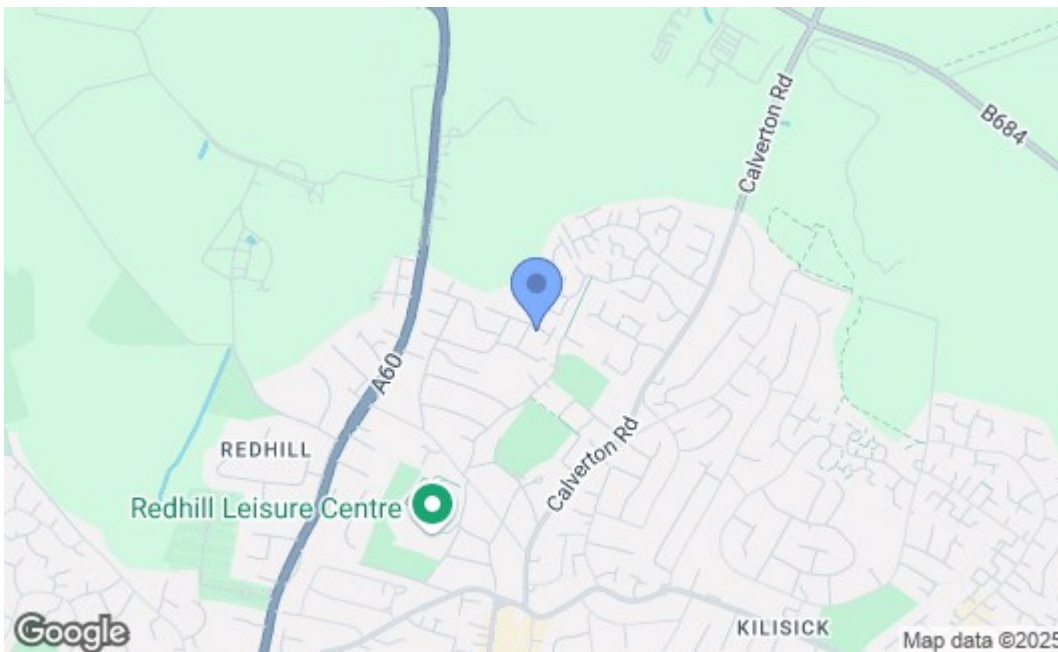
Flood Defences: No

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			
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.