



**Albion Rise**  
**Arnold, Nottingham NG5 8EX**

A THREE-BEDROOM, EXTENDED SEMI-  
DETACHED FAMILY HOME SITUATED IN  
ARNOLD, NOTTINGHAM.

**Offers Over £250,000 Freehold**



\*\*\*GUIDE PRICE £250,000 - £260,000\*\*\*

Robert Ellis Estate Agents are thrilled to present this FANTASTICALLY EXTENDED THREE-BEDROOM SEMI-DETACHED HOME, perfectly situated in the HEART of ARNOLD, NOTTINGHAM.

This wonderful property is located just a stone's throw from Arnold town centre, providing a wealth of local amenities, including shops, restaurants, and leisure facilities. Excellent transport links connect you to Mapperley, Nottingham City Centre, and surrounding villages, making this home ideal for both commuters and families. Highly regarded schools such as Redhill Academy and Richard Bonnington Primary & Nursery are also within the vicinity.

Upon entering, you are welcomed into a SPACIOUS entrance hallway, featuring a staircase to the first-floor landing and doors leading to the living room, extended dining room, and a beautifully refitted extended kitchen – perfect for modern family living.

Upstairs, the first floor offers THREE generously sized bedrooms and a stylishly modern family bathroom.

Outside, the rear of the property boasts a well-maintained, enclosed landscaped garden with patio areas and mature shrubs to the borders – a delightful space for entertaining or relaxing. To the front, you'll find a neatly laid lawn garden, complemented by the additional benefit of a GARAGE.

Offered for sale with NO UPWARD CHAIN, this home truly is the perfect choice for families. A viewing is an absolute MUST to fully appreciate all that this property has to offer. Contact our office today to arrange your viewing!



### Front of Property

To the front of the property there is a garden laid to lawn with silver birch tree to the boundary, steps leading up to the front entrance door.

### Entrance Hallway

10'7 x 9'6 approx (3.23m x 2.90m approx )

A modern double glazed composite door to the front elevation leads into the versatile spacious entrance hallway comprising UPVC double glazed windows to front and side elevations, LVT flooring, ceiling light point, wall mounted radiator, staircase leading to the first floor landing, panelled doors leading off to rooms.

### Living Room

12'5 x 19'10 approx (3.78m x 6.05m approx)

UPVC double glazed window to the front elevation, ceiling light point, wall mounted double radiator, feature fireplace incorporating wooden mantle inset cast iron fire with slate tiled hearth and feature tiled back panels, archway leading through to extended dining area.

### Dining Room

6'7 x 10'9 approx (2.01m x 3.28m approx)

UPVC double glazed picture window over looking rear garden, ceiling light point, carpeted flooring, archway through to living room with glazed panelled door leading through to fitted extended kitchen.

### Extended Fitted Kitchen

16'5 x 12'5 approx (5.00m x 3.78m approx)

A range of modern matching wall and base units incorporating laminate worksurfaces over, 1 1/2 bowl stainless steel sink with swan neck mixer tap above, space and plumbing for automatic washing machine, space and point for freestanding gas cooker, LVT flooring, space and point for freestanding fridge freezer, under the stairs storage cupboard housing electrical consumer unit and gas meter point, wall mounted radiator, UPVC double glazed windows to the side and rear elevations, UPVC access door leading to rear enclosed garden.

### First Floor Landing

Loft access hatch, ceiling light point, UPVC double glazed window to the side elevation, panelled doors leading off to rooms.

### Bedroom 1

12'8 x 10'9 approx (3.86m x 3.28m approx)

Two UPVC double glazed windows to the front elevation, wall mounted radiator, ceiling light point, built-in storage cupboard.

### Bedroom 2

12'8 x 8'8 approx (3.86m x 2.64m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, built-in wardrobe.

### Bedroom 3

7'03 x 9'08 approx (2.21m x 2.95m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

### Family Bathroom

5'08 x 9'05 approx (1.73m x 2.87m approx)

Two UPVC double glazed window to the rear elevation, pedestal wash hand basin, low level flush WC, panelled bath with electric shower over, tiled splashbacks, linoleum floor covering, chrome heated towel rail, loft access hatch, ceiling light point, extractor fan.

### Rear of Property

To the rear of the property there is an enclosed rear garden with wall and fencing to the boundaries, paved patio area and additional raised gravelled seating area, mature shrubs and trees planted to the borders.

### 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,

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

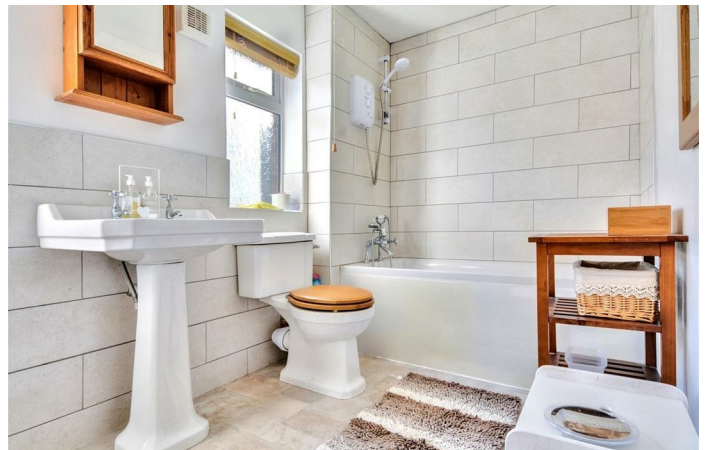
Flood Risk: No flooding in the past 5 years

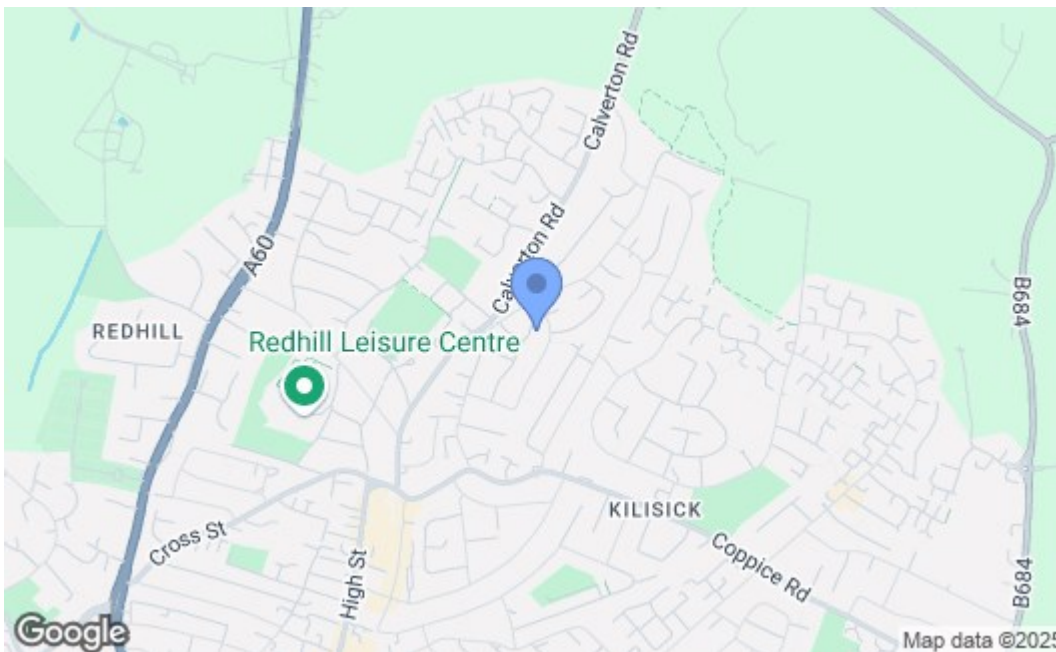
Flood Defences: No

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.