



**Birchfield Road
Arnold, Nottingham NG5 8BL**

A THREE BEDROOM, SEMI DETACHED
FAMILY HOME SITUATED ON A CORNER
PLOT IN ARNOLD, NOTTINGHAM.

Guide Price £220,000 Freehold



** GUIDE PRICE £220,000 - £230,000 ** IDEAL FAMILY HOME **

Robert Ellis Estate Agents are delighted to bring to the market this FANTASTIC THREE BEDROOM, SEMI DETACHED FAMILY HOME situated on a CORNER PLOT in ARNOLD, NOTTINGHAM.

The property is a stone's throw away from Arnold town centre accommodating local amenities, shops, and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City centre and surrounding villages/towns. You have Redhill Academy, Killisick Junior School and Pinewood Infant School and Foundation Unit within the area, making it ideal for families.

Upon entry, you are welcomed into the hallway which leads to the lounge with feature fire, kitchen diner with fitted units and stunning log burner, under stair storage cupboard, lobby, downstairs WC and utility room. Stairs lead to landing, first double bedroom, second double bedroom, third bedroom and family bathroom with modernised walk in shower.

To the rear is an enclosed garden with patio area. The property is situated on a corner plot, benefiting from a driveway for at least 2/3 cars and front garden which is low maintenance with stones and shrubbery.

A viewing is ESSENTIAL to appreciate the SIZE, LOCATION and QUALITY of this brilliant 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 driveway providing off the road parking for up to two cars, a side gate providing access to the rear of the property, a pathway leading leading to the front entrance door, gravelled garden incorporating a range of plants and shrubbery with walled boundaries.

Entrance Hallway

Composite entrance door to the front elevation leading to the entrance hallway comprising UPVC double glazed window to the side elevation, wall mounted radiator, tiled flooring, built-in storage providing useful additional storage space, carpeted stairway leading to first floor landing, door to kitchen diner, door to lounge.

Lounge

14'1" x 12'3" approx (4.30 x 3.75 approx)

Carpeted flooring, TV point, feature fireplace with tiled hearth and wood surround, UPVC double glazed window to the front elevation, wall mounted radiator.

Kitchen Diner

10'6" x 15'4" approx (3.22 x 4.69 approx)

Linoleum flooring, log burner, a range of matching wall and base units with laminate work surfaces over incorporating a 1/12 bowl sink and drainer unit with mixer tap over, UPVC double glazed window to the rear elevation, UPVC double glazed door leading to the rear hallway, space and point for freestanding fridge freezer, under stairs storage, 4 ring hob with extractor hood over, electric fan oven, space and plumbing for a dishwasher, wall mounted radiator, ample space for a dining table.

Rear Hallway

Door to downstairs WC, door to utility room, UPVC double glazed door leading to the enclosed rear garden, UPVC double glazed door leading to the side of the property.

Downstairs WC

2'6" x 6'1" approx (0.78 x 1.86 approx)

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

Utility Room

9'0" x 7'1" approx (2.75 x 2.18 approx)

A range of base units with work surfaces over, sink with mixer tap above, space and plumbing for washing machine, UPVC double glazed window to the rear elevation, wall mounted BAXI boiler.

First Floor Landing

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

Bedroom 1

14'1" x 10'7" approx (4.30 x 3.23 approx)

Carpeted flooring, original fireplace, UPVC double glazed window to the front elevation, wall mounted radiator, built-in storage providing ample additional storage space.

Bedroom 2

10'7" x 10'6" approx (3.25 x 3.22 approx)

Laminate flooring, UPVC double glazed window to the rear elevation, wall mounted radiator, built-in storage providing ample additional storage space.

Bedroom 3

10'8" x 8'11" approx (3.27 x 2.73 approx)

Carpeted flooring, UPVC double glazed window to the front elevation, wall mounted radiator, built-in storage providing ample additional storage space.

Family Bathroom

7'8" x 7'4" approx (2.36 x 2.25 approx)

Altro flooring, wall mounted radiator, built-in storage cupboard housing water tank, wash hand basin with mixer tap over, UPVC double glazed windows to the side and rear elevations, tiled walls, WC, electric shower, shower screen.

Rear of Property

To the rear of the property there is a low maintenance enclosed rear garden with slate walkway leading to steps up to paved patio seating area, hedging and fencing to the boundaries, to the side of the property there is a gate providing 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

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

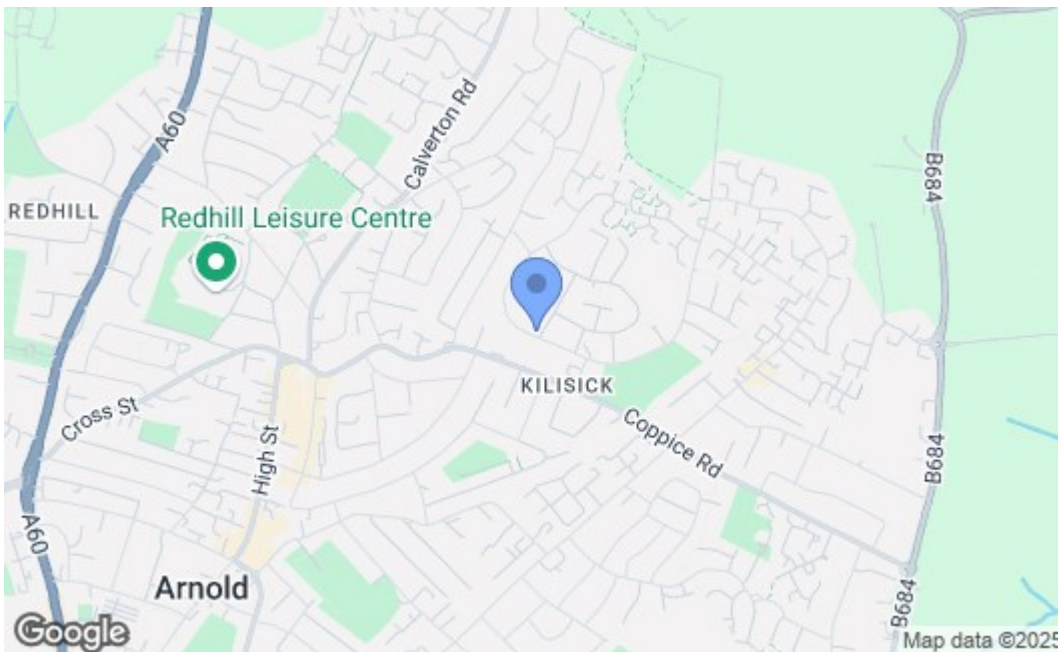
Flood Defences: No

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.