



Howbeck Road,  
Arnold, Nottingham  
NG5 8QE

**£250,000 Freehold**



Robert Ellis Estate Agents are delighted to bring to the market this FANTASTIC THREE BEDROOM, SEMI DETACHED HOME situated in the HEART of ARNOLD, NOTTINGHAM.

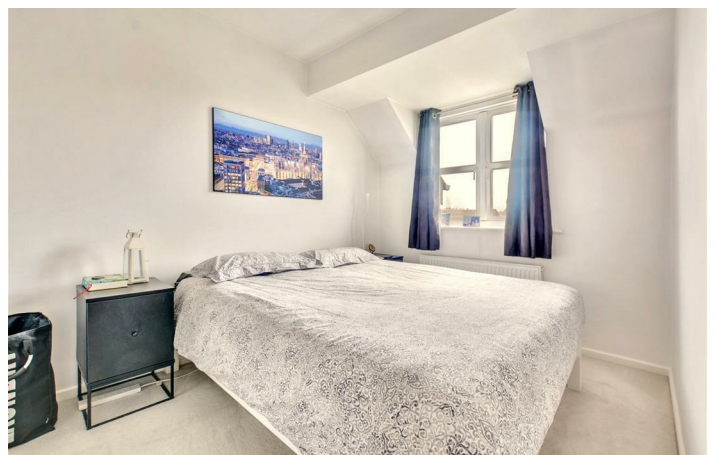
The property is a stone's throw away from Arnold town centre accommodating local amenities, shops and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City centre and surrounding villages/towns. You have Redhill Academy and Richard Bonnington Primary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

Upon entry, you are welcomed into the entrance hallway that provides access to the modern living room with open staircase leading to the landing with views over the landscaped garden. To the ground floor we have a fitted modern kitchen and ground floor W/C.

Stairs leading to landing, first double bedroom with fitted wardrobes, second double bedroom, third bedroom and family bathroom featuring a three piece suite. The airing cupboard is found on the landing providing storage space and housing the gas central heating combination boiler.

To the rear is an enclosed landscaped garden with patio areas, mature shrubs to the borders and lawn. To the front of the property is a driveway and garden laid to lawn.

A viewing is A MUST for this IDEAL FAMILY HOME- Contact the office to arrange your viewing.



### Entrance Lobby

3'4 x 7'10 approx (1.02m x 2.39m approx)

UPVC double glazed leaded door to the front, wall mounted radiator, LVT flooring and ceiling light point. Doorway through to dining room with archway through to:

### Kitchen

7'5 x 7'11 approx (2.26m x 2.41m approx)

This modern kitchen benefits from having a range of matching wall and base units incorporating granite work surfaces above, under counter stainless steel sink with swan neck mixer tap over, integrated oven with four ring stainless steel gas hob, stainless steel extractor hood above, space and plumbing for an automatic washing machine, space and point for a free standing fridge freezer, tiled splashbacks, tiled floor, ceiling light point, UPVC double glazed window to the front.

### Ground Floor w.c.

3' x 6'11 approx (0.91m x 2.11m approx)

UPVC double glazed window to the side, low flush w.c., vanity wash hand basin with storage cupboard below, tiled splashback, wall mounted radiator, LVT flooring, ceiling light point, electrical consumer unit.

### Open Plan Lounge/Dining Room

16'11 x 14'6 approx (5.16m x 4.42m approx)

This modern open plan lounge/diner benefits from having UPVC double glazed French doors to the landscaped garden at the rear with fixed double glazed panels either side, UPVC double glazed window to the rear, two wall mounted radiators, stairs to the first floor, ample space for both dining and seating areas.

### First Floor Landing

Loft access hatch, ceiling light point, airing/storage cupboard housing the Worcester Bosch central heating combination boiler and panelled doors to:

### Bedroom 1

10' x 8'2 approx (3.05m x 2.49m approx)

UPVC double glazed window to the front, wall mounted radiator, ceiling light point, built-in wardrobes with sliding mirror doors providing ample storage space.

### Bedroom 2

7'11 x 12'8 approx (2.41m x 3.86m approx)

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

### Bedroom 3

9'8 x 6'3 approx (2.95m x 1.91m approx)

UPVC double glazed window to the rear, wall mounted radiator, recessed spotlights to the ceiling.

### Shower Room

Walk-in double shower with shower over and glazed protective screen, wash hand basin and low flush w.c. housed in a vanity unit with cupboards below, tiled walls and floor, chrome heated towel rail, UPVC double glazed window, extractor fan and illuminated mirror.

### Outside

To the front of the property there is a garden laid to lawn, pathway to the front entrance door with covered canopy and tarmac driveway providing ample off road parking.

To the rear there is an enclosed landscaped garden with a shaped Indian sandstone paved patio area, low maintenance gravelled area with pathway, rained garden to lawn with sleeper raised flower beds, wall and fencing to the boundaries along with mature shrubs and trees planted to the boundaries. There is an additional Indian sandstone patio area to the raised garden section at the rear.

### Council Tax

Gedling Borough Council Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 9mbps Superfast 67mbps

Ultrafast 1000mbps

Phone Signal – EE, O2, Vodafone, Three

Sewage – Mains supply

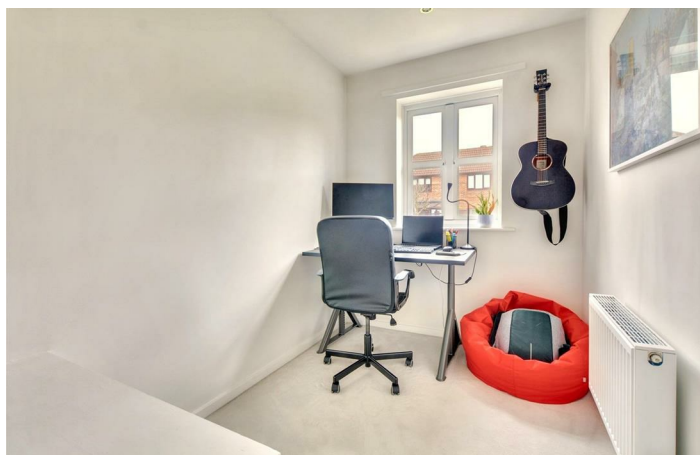
Flood Risk – No, surface water very low

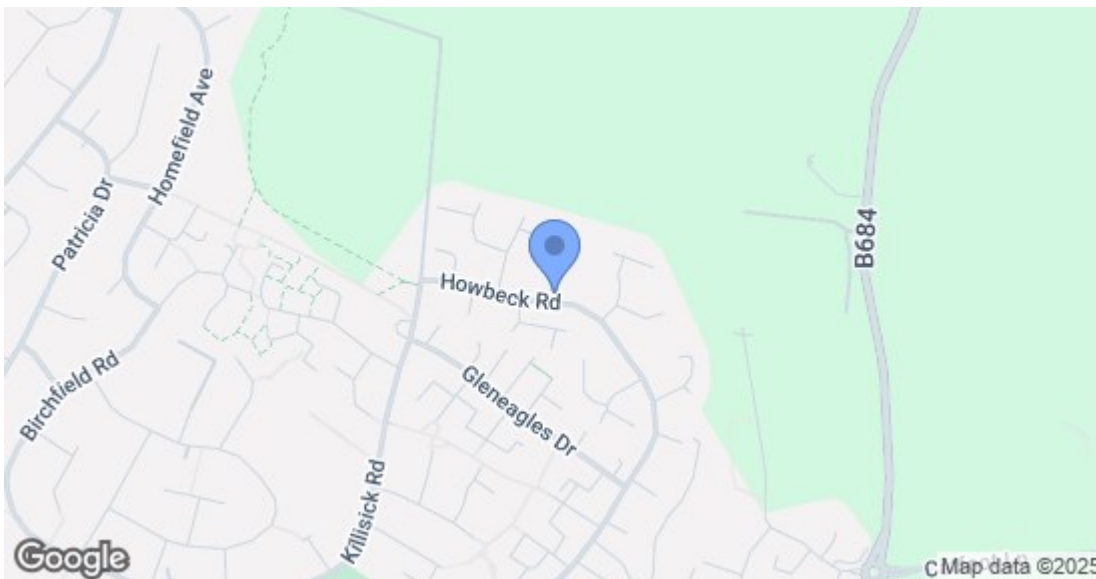
Flood Defenses – No

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			
<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.