



Church View Close,
Arnold, Nottingham
NG5 9QP

£375,000 Freehold



AN EXTENDED FOUR BEDROOM DETACHED FAMILY HOME SITUATED IN A QUIET CUL-DE-SAC, CLOSE TO BESTWOOD COUNTRY PARK.

A superb opportunity to purchase this extended detached family home, offering generous and versatile living space throughout. The property benefits from FOUR reception rooms, a stunning breakfast kitchen with integrated appliances, a luxury en-suite, a modern family bathroom, and a ground floor WC. Externally, there is a block-paved driveway providing off-street parking and a landscaped, low-maintenance rear garden designed for outdoor enjoyment.

The accommodation is entered via a welcoming hallway, which features a useful under-stairs storage/utility cupboard and a cloakroom/WC.

The extended lounge/dining room is an impressive space with patio doors leading to the rear garden and two focal point fireplaces – one with a stylish electric log burner and concealed lighting, the other a freestanding log burner for a cosy feel. French doors lead into a separate sitting room with its own feature fireplace and patio doors, which in turn provide access to the family room, complete with a contemporary pebble-effect electric fire and external access to the side elevation.

The breakfast kitchen is a real highlight, featuring a Quartz tiled floor with underfloor heating and a stylish range of high gloss white base and eye-level units with complementing Quartz work surfaces. Integrated appliances include a four-ring electric hob, fan-assisted self-cleaning oven, combination microwave grill, dishwasher, fridge freezer, and wine cooler. A pantry/storage cupboard provides additional practicality.

To the first floor, the four well-proportioned bedrooms are accessed from the landing. Bedrooms one, two, and three are all doubles, with bedroom four being a generous single. The principal bedroom benefits from a modern en-suite shower room featuring a double-width shower cubicle with an electric Mira shower, a concealed cistern WC, vanity washbasin, and full-height tiling.

The luxury family bathroom is equally well-appointed, fitted with a Jacuzzi-style spa bath, concealed cistern WC, wall-mounted washbasin with storage, and stylish tiling. A heated chrome towel radiator and an opaque window complete the space.

The property is UPVC double glazed and benefits from combination gas central heating.

Outside, the block-paved driveway extends down the side of the property, providing ample off-street parking. The rear garden is thoughtfully designed for low maintenance, featuring a variety of decked patio areas and pergolas, offering the perfect setting for outdoor entertaining.

An outstanding family home in a sought-after location, within easy reach of Bestwood Country Park. An internal viewing is highly recommended to fully appreciate the accommodation on offer.



Front of Property

To the front of the property there is a low maintenance garden incorporating a slate gravel area with shrubs and trees planted to the borders and hedging to the boundaries, driveway providing off the road vehicle hardstanding.

Entrance Hallway

19'03" x 6'06" approx (5.87m x 1.98m approx)

UPVC double glazed door to the front elevation, UPVC double glazed window to the side elevation, coving to the ceiling, ceiling light point, tiling to the floor, wall mounted radiator, understairs storage cupboard providing ample useful additional storage space, internal panelled doors leading through to dining living room and fitted kitchen, staircase leading to the first floor landing, panelled door leading off to ground floor WC.

Ground Floor WC

2'9" x 6'01" approx (0.84m x 1.85m approx)

Low level flush WC, wall hung vanity wash hand basin with storage cupboard below and mixer tap over, UPVC double glazed window to the side elevation, recessed spotlights to the ceiling, chrome heated towel rail, tiled splashbacks, tiling to the floor.

Dining Kitchen

10'5" x 16' approx (3.18m x 4.88m approx)

A range of matching wall and base units incorporating granite quartz work surface above, 1 1/2 stainless under the counter sink with modern swan neck mixer style tap above, integrated dishwasher, integrated oven, integrated microwave, induction hob with built-in extractor hood over, integrated washing machine, integrated fridge, integrated freezer, wine chiller, tiling to the floor, tiled splashbacks, recessed spotlights to the ceiling, UPVC double glazed window to the front elevation, pelmet lighting, wall mounted radiator, additional UPVC double glazed window to the side elevation, large airing cupboard providing useful additional storage space and housing wall mounted Worcester Bosch gas central heating combination boiler providing hot water and central heating to the property, ample space for additional dining table subject to the buyers needs, doorway leading through to extended living room.

Living Room

25'6" x 17'05" approx (7.77m x 5.31m approx)

This spacious open L-shaped lounge diner benefits from having UPVC double glazed windows to the side elevation, UPVC double glazed sliding patio door leading to the landscaped rear garden, coving to the ceiling, ceiling light point, feature fireplace incorporating marble surround slate hearth and feature decorative fire, the property benefits from having to the corner of the reception room providing an additional heating source, internal door leading through to hallway, archway leading to dining kitchen, internal French doors leading to dining room.

Dining Room

13'9" x 12'02" approx (4.19m x 3.71m approx)

Sliding double glazed French doors leading to rear elevation, ceiling light point, wall light point, wall mounted radiator, feature fireplace incorporating stone hearth surround and back panel, internal farm style sliding doors leading to third reception/home office or childrens playroom.

Reception Three

18'1" x 7'10" approx (5.51m x 2.39m approx)

This additional reception room offers excellent versatile additional home work and living space comprising UPVC double glazed window to the front elevation, UPVC double glazed door to the side elevation, ceiling light point, space and plumbing for vanity wash hand basin with mixer tap over, wall hung electric feature fireplace, currently being utilised for work requirements this room offers fantastic flexibility for incoming buyers needs.

To fully appreciate the size and versatility of the reception space to the ground floor a viewing comes highly recommended.

First Floor Landing

Loft access hatch, ceiling light point, coving to the ceiling, panelled doors leading off to rooms.

Bedroom One

10'8" x 17'01" approx (3.25m x 5.21m approx)

Two UPVC double glazed windows to the front elevation, wall mounted radiator, ceiling light point, coving to the ceiling, ample space for wardrobes and dressing table, panelled door leading to en-suite shower room.

En-Suite Shower Room

3'10" x 10'2" approx (1.17m x 3.10m approx)

Modern three piece suite comprising low level flush WC, semi-recessed vanity wash hand basin with storage cupboards below, walk-in shower enclosure featuring mains fed shower above, chrome heated towel rail, coving to the ceiling, recessed spotlights to the ceiling, tiled splashbacks, ceiling fan, UPVC double glazed window to the side elevation.

Family Bathroom

9'10" x 5'10" approx (3.00m x 1.78m approx)

Three piece suite comprising large corner jacuzzi bath with central mixer tap, wall hung vanity wash hand basin with storage cupboards below and swan neck mixer tap over, coving to the ceiling, recessed spotlights, chrome heated towel rail, extractor fan, UPVC double glazed window to the side elevation, additional built-in storage cabinets, tiling to the floor, tiling to the walls.

Bedroom Two

UPVC double glazed window to the rear elevation, coving to the ceiling, wall mounted radiator, access door providing access into additional boarded out loft space providing fantastic further dry clean storage.

Bedroom Three

11'9" x 9'10" approx (3.58m x 3.00m approx)

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

Bedroom Four

8'2" x 7'08" approx (2.49m x 2.34m approx)

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

Rear of Property

To the rear of the property there is a good sized private enclosed tiered garden comprising large paved patio areas, garden laid to lawn with multiple seating areas and further decked areas, mature shrubs and trees planted to the borders, fencing to the 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, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

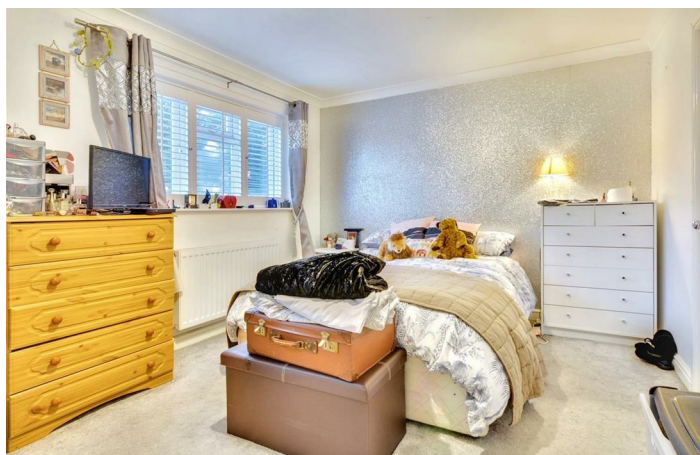
Flood Risk: No flooding in the past 5 years

Flood Defences: No

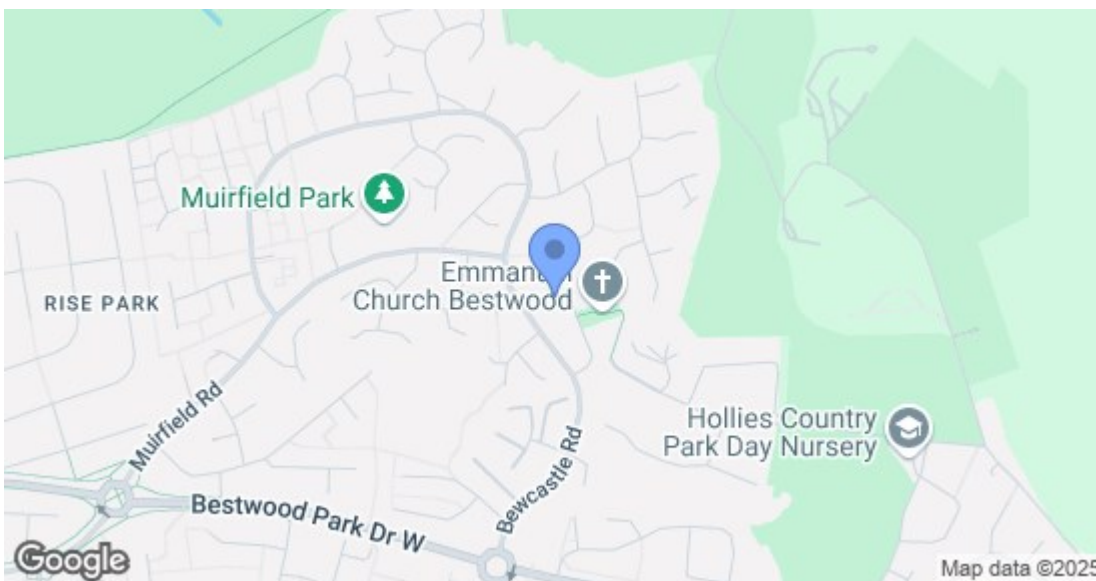
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis
ESTATE AGENTS



| 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.