



Brackendale Avenue,  
Arnold, Nottingham  
NG5 8DQ

**£230,000 Freehold**



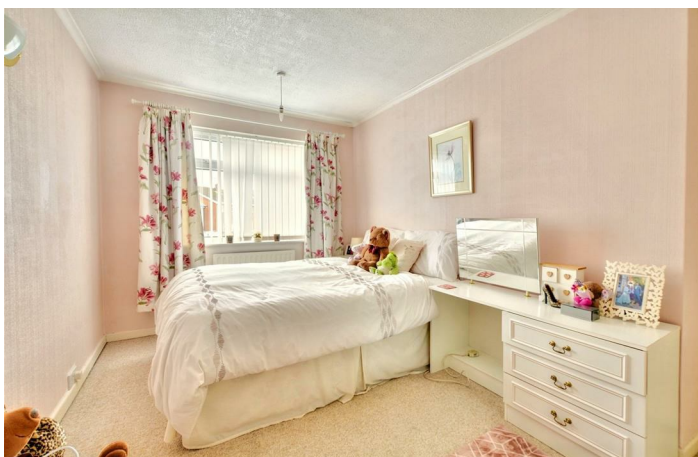
Robert Ellis Estate Agents are delighted to offer this lovely three bedroom semi-detached property in the popular area of Arnold, Nottingham. This well-presented home is ideal for families or first-time buyers looking for a property with character and convenience.

Upon entering, you are welcomed by a spacious hallway that provides access to the lounge and the stairs leading to the first floor. The lounge is a bright and airy space, perfect for relaxing and entertaining, with a homely feel. From the lounge, you step into the dining room, which features charming wooden beams and an exposed brick wall, adding to the character and warmth of the home. The dining room offers plenty of space for family meals and gatherings and leads to the kitchen, which is equipped with ample storage and workspace, making it a functional area for cooking.

Upstairs, the property offers three good-sized bedrooms, each offering plenty of natural light and space for comfortable living. The family bathroom is also located on the first floor and provides a practical space for everyday use.

To the front of the property, there is a driveway that provides off-road parking, double length garage and a garden area, adding to the curb appeal of the home. The rear garden is fully enclosed, offering a private and secure space, ideal for children to play or for enjoying outdoor activities.

This property is perfectly positioned close to local schools, making it a great option for families. It's also within walking distance to Arnold Town Centre, which offers a wide range of shops, restaurants, and amenities. With excellent transport links nearby, including access to bus routes and major roadways, this home offers both convenience and comfort in a well-connected location.



### Entrance Hall

Composite front entrance door to the front, carpeted flooring, wall mounted radiator, coving to the ceiling, stairs to the first floor and door to:

### Lounge

12'0" x 18'10" max (3.68m x 5.76m max)

Two wall mounted radiators, double glazed bay window to the front, carpeted flooring, electric fire with tiled hearth and wooden surround, coving to the ceiling, door to:

### Dining Room

7'9" x 12'1" max (2.37m x 3.7m max)

Wooden beams to the ceiling, exposed brick, carpeted flooring, wall mounted radiator, double glazed sliding doors to the rear garden, door to:

### Kitchen

7'4" x 15'3" max (2.25m x 4.65m max)

Tiled floor, wall mounted radiator, door to pantry, double glazed window and door to the rear, range of wall, base and drawer units with work surfaces over, inset sink and drainer with mixer tap, tiled splashbacks, space for a fridge and freezer.

### First Floor Landing

Stairs to the first floor, carpeted flooring, coving to the ceiling, doors to:

### Bedroom 1

13'1" to wardrobes x 8'3" max (4m to wardrobes x 2.54m max)

Wall mounted radiator, double glazed window to the front, coving to the ceiling, carpeted flooring.

### Bedroom 2

8'8" x 13'6" max (2.66m x 4.12m max)

Carpeted flooring, built-in storage cupboard, access to the loft, coving to the ceiling, double glazed window to the rear and wall mounted radiator.

### Bedroom 3

6'9" x 9'7" max (2.07m x 2.94m max)

Carpeted flooring, coving to the ceiling, coving to the

ceiling, wall mounted radiator, double glazed window to the front.

### Bathroom

6'7" x 8'0" max (2.02m x 2.44m max)

Tiled floor, wall mounted radiator, double glazed window to the rear, low flush w.c., wash hand basin with hot and cold taps, bath with mixer tap and shower cubicle with mains fed shower, spotlights and extractor fan.

### Outside

To the front of the property there is a driveway, fence with a hedge boundary, lawned garden, flowers and shrubs.

To the rear there is a patio surrounded by fence and hedges, lawned garden with flower bed, range of shrubs and plants. Side gate leading to space for the bins.

### Garage

30'8" x 8'5" max (9.36m x 2.59m max)

Up and over door to the front, door to the rear, window to the side, power and lighting. The garage also houses the boiler.

### Council Tax

Gedling Borough Council Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 15mbps Superfast 80mbps

Ultrafast 1000mbps

Phone Signal – EE, O2, Vodafone, Three

Sewage – Mains supply

Flood Risk – No, surface water very low

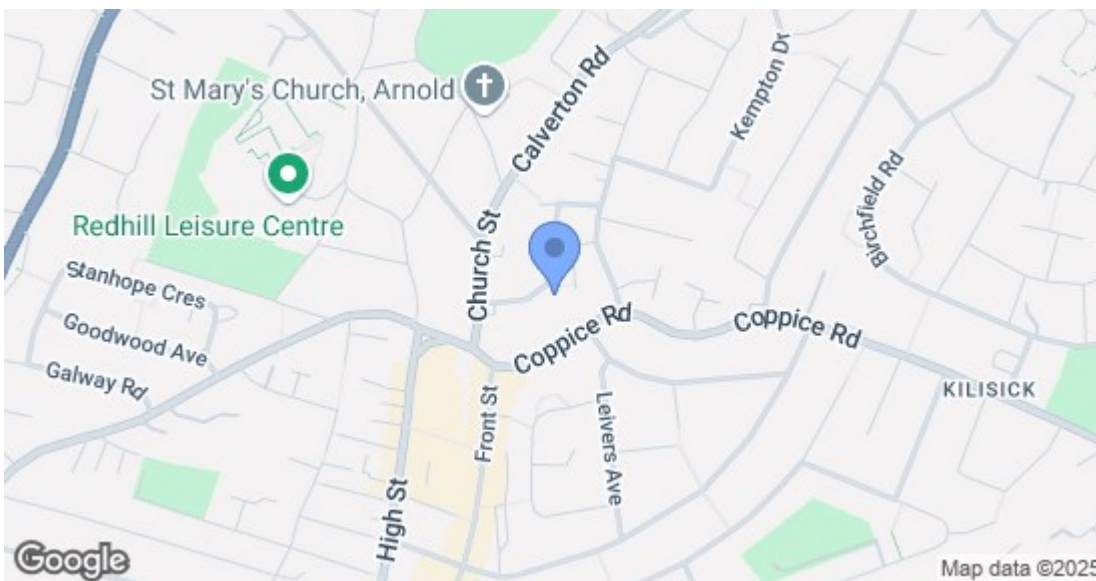
Flood Defenses – No

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.