



Harwood Close,  
Arnold, Nottingham  
NG5 8AB

**£250,000 Freehold**



Robert Ellis Estate Agents are thrilled to offer for sale this immaculate three-bedroom semi-detached family home, ideally located in the popular area of Arnold, Nottingham. Upon entering, you are welcomed into a spacious hallway leading to a bright and airy lounge, with a charming archway opening into a gorgeous kitchen/diner. Sliding doors from the kitchen/diner lead to a beautifully maintained rear garden, perfect for outdoor living and entertaining.

Upstairs, you'll find three well-proportioned bedrooms and a stylish family bathroom. To the front, there is a large driveway offering ample parking, along with front and rear gardens.

The property is ideally situated close to local schools, shops, and excellent transport links, making it perfect for families. This immaculate home offers a fantastic opportunity and is a must-see. Don't miss out!



### Front of Property

To the front of the property there is a block paved driveway providing off the road parking for up to four cars, lawned garden, a range of plants and shrubbery, gated access to the rear garden.

### Entrance Porch

UPVC door to the front elevation, double glazed windows to the front and side elevations, access to the inner entrance hallway.

### Inner Entrance Hallway

Tiled flooring, carpeted staircase leading to the first floor landing, spotlights to the ceiling, door leading to lounge.

### Lounge

16'6" x 12'8" approx (5.04 x 3.87 approx)

Tiled flooring, double glazed window to the front elevation, wooden panelling, spotlights to the ceiling, wall mounted radiator, archway leading to kitchen diner.

### Kitchen Diner

10'8" x 16'7" approx (3.27 x 5.07 approx)

Continuation of the tiled flooring, wall mounted radiator, double glazed sliding door leading to the rear garden, double glazed window to the rear elevation, island with four ring induction hob, range of wall and base units with work surfaces over incorporating a sink and drainer unit with mixer tap, double oven one of which has a built-in microwave, built in fridge and freezer, space and plumbing for a washing machine.

### First Floor Landing

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

### Bedroom One

12'9" x 9'10" approx (3.89 x 3.01 approx)

Carpeted flooring, double glazed window to the front elevation, wall mounted radiator, spotlights to the ceiling.

### Bedroom Two

10'9" x 10'0" approx (3.28 x 3.05 approx)

Laminate flooring, wall mounted radiator, double glazed window to the rear elevation.

### Bedroom Three

6'4" x 9'8" approx (1.95 x 2.96 approx)

Laminate flooring, wall mounted radiator, built-in storage, double glazed window to the front elevation.

### Bathroom

Tiled flooring, tiled splashbacks, hand wash basin with mixer tap, heated towel rail, WC, double glazed window to the rear elevation, L-shaped bath with mixer tap and mains fed shower, wall mounted mirror.

### Rear of Property

To the rear of the property there is an enclosed rear garden with a block paved patio area with barked area, lawned areas, fencing to the boundaries, a range of trees plants and shrubbery planted to the borders, shed.

### 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, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

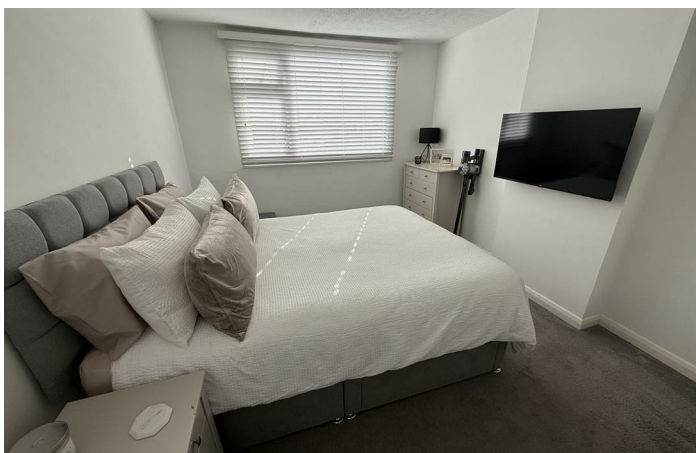
Flood Risk: No flooding in the past 5 years

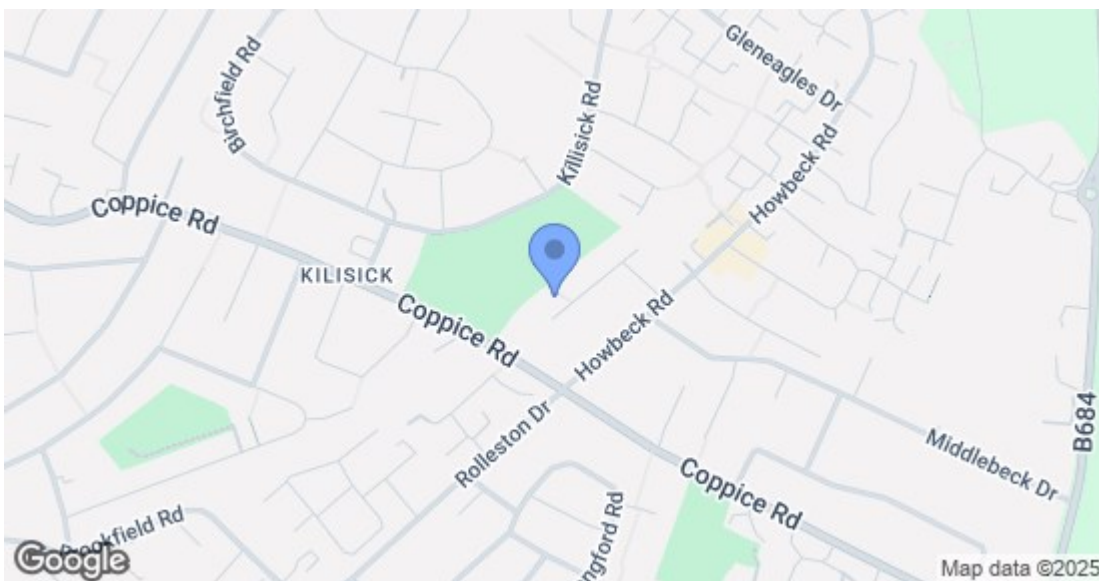
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





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.