

# Robert Ellis

*look no further...*



The Naples, Grace,  
Arnold, Nottingham  
NG5 8GN

**£620,000 Freehold**

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@robertellisea



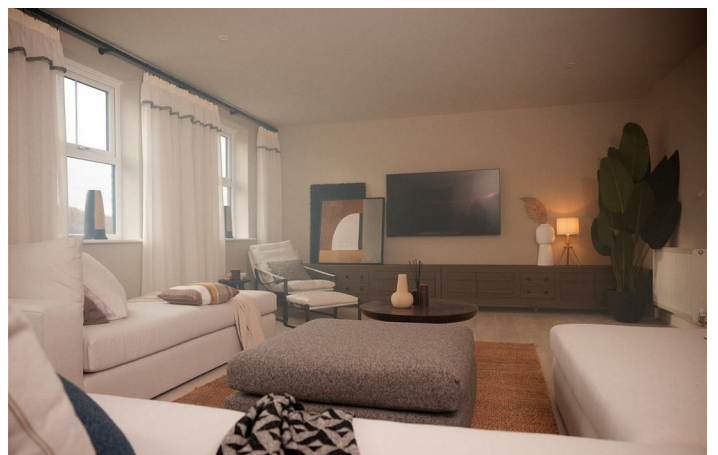
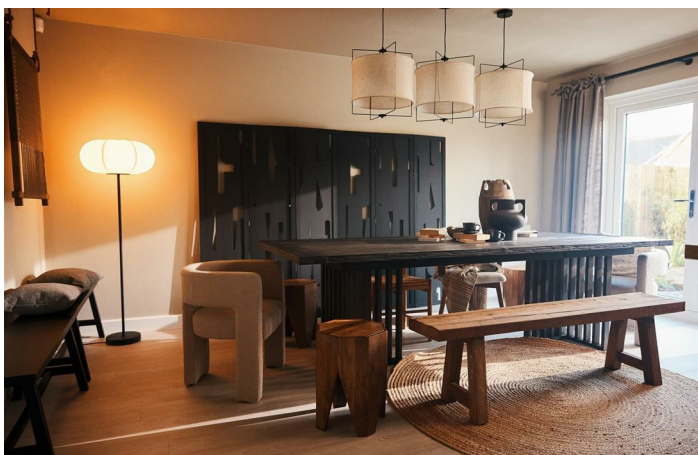


If you're looking for space, comfort and somewhere you can all have quality time together as well as peaceful moments apart, the Naples makes the perfect family home. The large kitchen and dining area provides a sociable place for everyone to enjoy a home cooked meal, or provide a warm welcome to guests.

French doors onto the garden fill the space with light, and make it easy to make the most of summer days at home, and watch the seasons change as you cook, chat and catch up with friends. The ground floor also has a separate utility room, cloakroom and understairs storage, as well as a snug overlooking the front of the property, but you might prefer to use it as a playroom, home office, or even somewhere to dedicate to fitness.

A winding staircase leads into the bright and spacious first floor lounge, which spans the entire front of the home, perfect for family nights in or entertaining. This floor also has a family bathroom and two bedrooms, great for guests, kids, work or play.

The second floor houses the tranquil master bedroom, with its dressing area and spacious ensuite bathroom making it somewhere for you to enjoy waking up refreshed, getting ready for the day ahead and relaxing at night. All the rooms on this floor feature dormer windows in the eaves, adding character and bringing light, and with a further two bedrooms, you could also choose to have a home office or gym area upstairs.



#### Kitchen

11'6" x 14'11" approx (3.509 x 4.552 approx)

#### Dining Room

11'4" x 15'9" approx (3.476 x 4.823 approx)

#### Snug

7'4" x 10'8" approx (2.260 x 3.267 approx)

#### Cloakroom

7'4" x 3'4" approx (2.260 x 1.038 approx)

#### Utility

10'4" x 3'8" approx (3.150 x 1.142 approx)

#### Lounge

22'10" x 15'10" approx (6.985 x 4.834 approx)

#### Bedroom Two

13'3" x 10'7" approx (4.064 x 3.239 approx)

#### Bedroom Five

11'2" x 9'3" approx (3.427 x 2.828 approx)

#### Bathroom

7'5" x 10'0" approx (2.265 x 3.051 approx)

#### Master Bedroom

15'0" x 13'8" approx (4.590 x 4.168 approx)

#### Dressing Area

6'3" x 9'2" approx (1.918 x 2.817 approx)

#### En-Suite

11'9" x 8'11" approx (3.588 x 2.724 approx)

#### Bedroom Three

12'4" x 11'1" approx (3.765 x 3.384 approx)

#### Bedroom Four

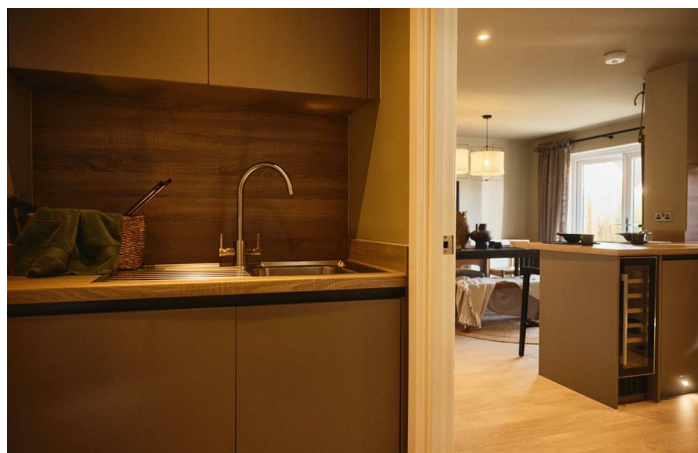
8'8" x 11'6" approx (2.658 x 3.508 approx)

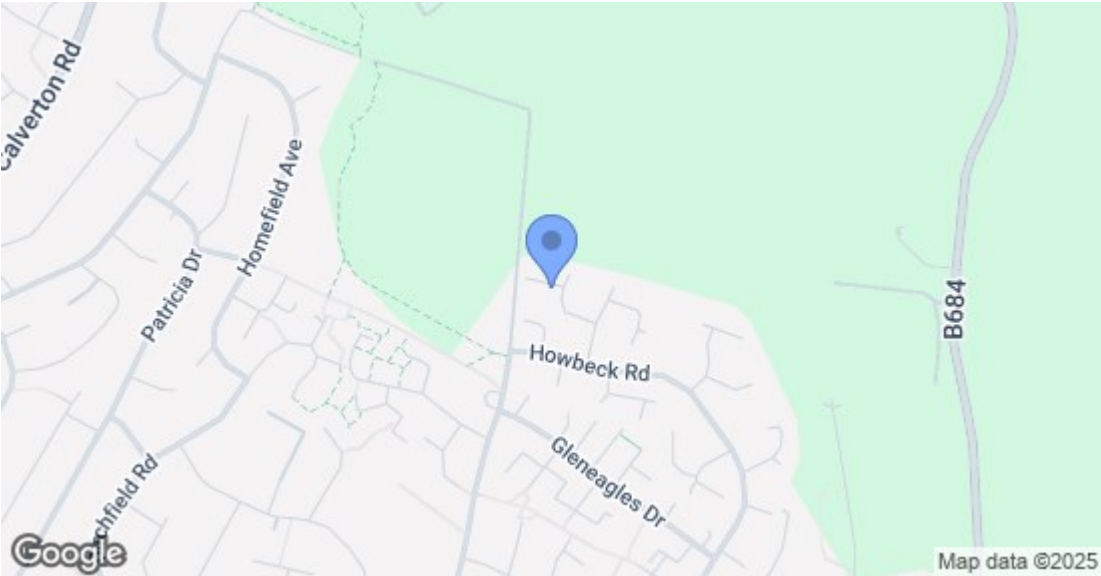
#### ABOUT GRACE

Situated just north of Nottingham city centre, Arnold is a thriving and well-connected town that seamlessly blends modern convenience with countryside charm. With excellent amenities and fantastic green spaces, it's no wonder Arnold is such a desirable place to live.

#### ABOUT STRATA

Our homes provide the backdrop to our lives. Whether working or playing, eating or sleeping, alone or in company, home is the place we are most ourselves. Our designs are inspired by the Scandinavian approach, blending functionality, simplicity, and carefully selected materials to create spaces that enhance wellbeing and give a sense of calm and belonging. The Strata team is proud of every single home it builds, but more than this, we are driven by being part of helping our customers create the lives they really want.





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 <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		
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.