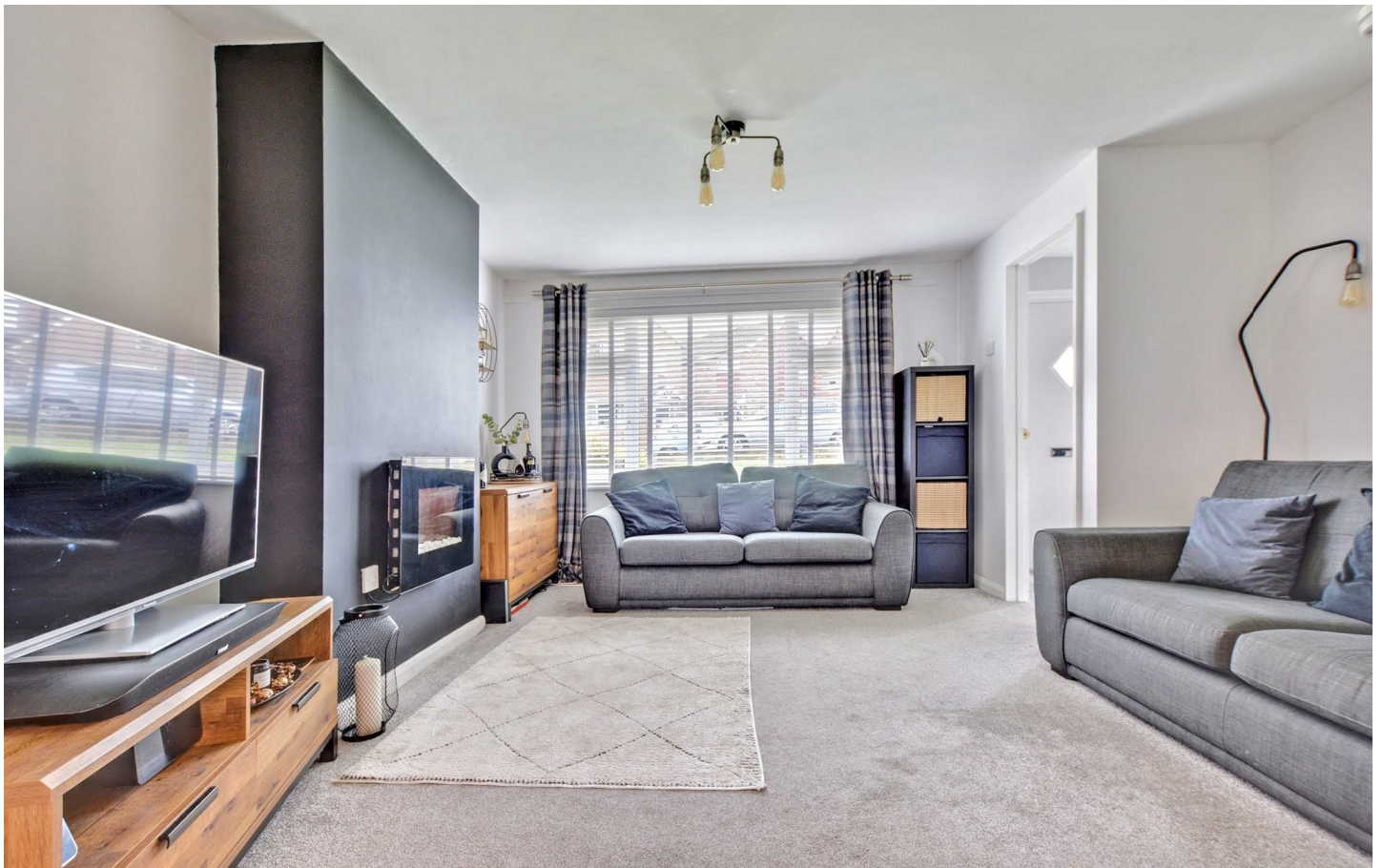




Gorman Court,  
Arnold, Nottingham  
NG5 7LR

**£250,000 Freehold**





Tucked away in a peaceful cul-de-sac in the highly sought-after area of Arnold, this beautifully presented three-bedroom semi-detached home offers a perfect blend of comfort, style, and tranquillity. With elevated views over Arnold, this is an ideal opportunity for first-time buyers or growing families looking for a move-in-ready home in a quiet yet convenient location.

The property boasts excellent kerb appeal, featuring a well-maintained front lawn and a generous double driveway that provides ample off-road parking. Inside, you're welcomed by a bright and spacious entrance hall that sets the tone for the rest of the home. The front lounge is a cosy and inviting space, tastefully decorated with plush carpets, a large front-facing window allowing natural light to flood in, and a contemporary electric fireplace – the perfect spot to relax and unwind.

To the rear of the property lies a modern open-plan kitchen and dining area, fitted to a high standard with sleek cabinetry, stylish marble-effect countertops, and integrated white goods. French double doors lead directly out to the rear garden, seamlessly connecting indoor and outdoor living and making the space ideal for both everyday family life and entertaining guests.

The rear garden is private and low maintenance, combining a neatly laid astroturf lawn with a paved patio seating area. There's also convenient side access, making garden upkeep or bike storage simple and practical.

Upstairs, the home continues to impress with two spacious double bedrooms and a well-proportioned single bedroom, which would make a perfect nursery, guest room, or home office. The stylish three-piece family bathroom is modern and ready to use, completing the upper level. Additional features include UPVC double glazing throughout for energy efficiency, useful internal storage, and loft access for even more practical storage solutions.

Located within easy reach of local schools, parks, shops, and excellent transport links, this delightful home offers both a peaceful retreat and everyday convenience. With its immaculate presentation and desirable location, 14 Gorman Court is not to be missed.



### Entrance Hallway

5'5" x 5'0" approx (1.654 x 1.527 approx)

Modern composite entrance door to the front elevation with double glazed panels either side leading into the entrance hallway comprising laminate floor covering, feature vertical radiator, door leading through to the lounge, carpeted staircase leading to the first floor landing.

### Lounge

13'9" x 13'1" approx (4.199 x 3.990 approx)

UPVC double glazed window to the front elevation, carpeted flooring, wall mounted electric fireplace, wall mounted radiator, internal French doors leading through to the kitchen diner.

### Kitchen Diner

10'9" x 22'9" approx (3.294 x 6.937 approx)

This modern kitchen diner benefits from having Parquet flooring, a range of matching wall and base units with worksurfaces over incorporating a 1 1/2 bowl sink and drainer unit with swan neck mixer tap over, space and plumbing for a washing machine, integrated oven, integrated microwave, induction hob with extractor hood above, glass splashbacks, space and point for freestanding fridge freezer, breakfast bar for additional seating space, ample space for dining table, wall mounted radiator, feature panelling to wall, internal French doors leading through to the lounge. UPVC double glazed window to the rear elevation, UPVC double glazed French doors to the rear elevation leading to the enclosed rear garden.

### First Floor Landing

Carpeted flooring, loft access hatch, UPVC double glazed window to the side elevation, doors leading off to:

### Bathroom

6'3" x 6'3" approx (1.908 x 1.912 approx)

UPVC double glazed window to the rear elevation, laminate floor covering, WC, vanity wash hand basin with mixer tap, panelled bath with electric shower over, tiled splashbacks, chrome heated towel rail.

### Bedroom Two

10'2" x 11'5" approx (3.108 x 3.498 approx)

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

### Bedroom One

12'7" x 10'1" approx (3.853 x 3.088 approx)

UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator.

### Bedroom Three

6'7" x 9'8" approx (2.017 x 2.963 approx)

UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator.

### Outside

#### Front of Property

To the front of the property there is a driveway providing off the road parking, garden laid to lawn, walled front boundary, side access to the rear of the property.

#### Rear of Property

To the rear of the property there is an enclosed rear garden with large artificial lawned area, patio area, fencing to the boundaries, outdoor water tap.

### 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 7mbps 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

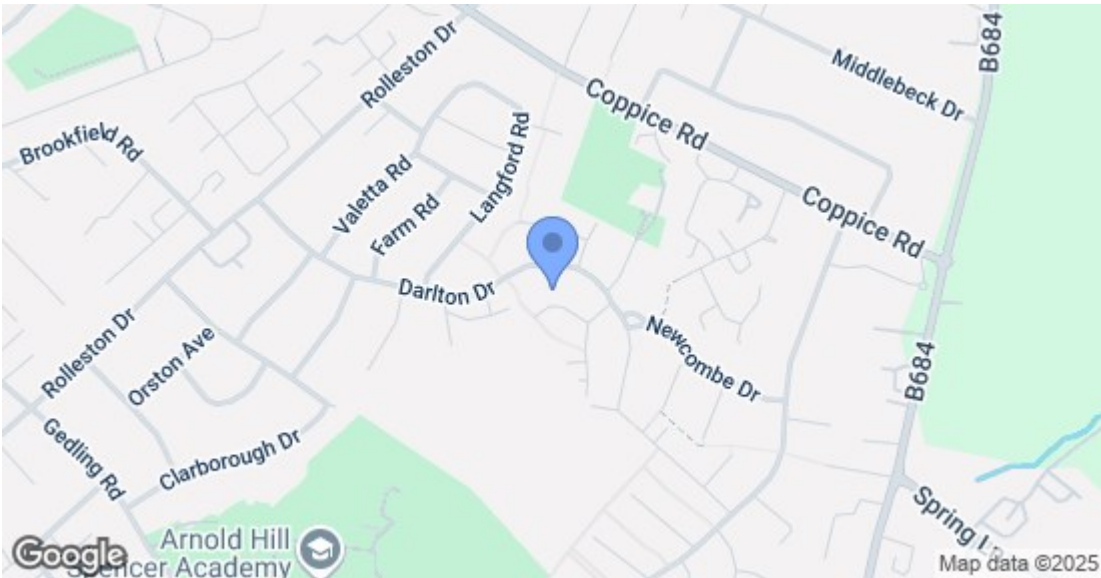
Any Legal Restrictions: No

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 <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.