



Mitford Drive  
Arnold, Nottingham NG5 8BR

A FOUR BEDROOM EXTENDED  
DETACHED MODERN FAMILY PROPERTY

**Asking Price £395,000 Freehold**



## A WELL-PRESENTED FOUR BEDROOM DETACHED FAMILY HOME.

Robert Ellis are pleased to present this superb four bedroom detached property, situated in a highly sought-after modern development ideal for family living. The home offers spacious and versatile accommodation throughout.

To the ground floor, the accommodation comprises a welcoming entrance hall, two generous reception rooms including a large lounge and a bright modern kitchen diner, a conservatory offering additional living space, and a convenient downstairs WC. All of the downstairs has the benefit of a regularly serviced security alarm.

Upstairs, there are four good-sized bedrooms, with the principal bedroom benefiting from an en-suite shower room, alongside a stylish modern family bathroom suite.

Externally, the property features a driveway, garage, and a private enclosed rear garden with a raised decked area – ideal for outdoor entertaining.

Early viewing is highly recommended to appreciate the space, location and quality this fantastic home has to offer.



### Entrance Hallway

16'2 x 7'03 approx (4.93m x 2.21m approx)

Modern double glazed door to the front elevation leading into the entrance hallway comprising laminate floor covering, staircase leading to the first floor landing, wall mounted radiator, ceiling light point, understairs storage cupboard providing useful additional storage space housing security alarm panel, internal panelled doors leading through too:

### Ground Floor Cloakroom

3' x 6'11 approx (0.91m x 2.11m approx)

Low level flush WC, vanity wash hand basin with tiled splashbacks, tiling to the floor, wall mounted radiator, wall mounted Ideal gas central heating combination boiler providing hot water and heating to the property, ceiling light point, extractor fan.

### Lounge Diner

12'4 x 18'03 approx (3.76m x 5.56m approx)

This spacious living room offers versatile accommodation comprising ceiling light point, wall mounted radiator, television point, UPVC double glazed window to the rear elevation with UPVC double glazed French doors leading through to the conservatory to the rear elevation offering further reception space.

### Conservatory

16'04 x 9'8 approx (4.98m x 2.95m approx)

This versatile additional reception room creates a further seating or dining area subject to the buyers needs and requirements with UPVC double glazed windows to the side and rear elevations, UPVC double glazed French doors leading to the rear enclosed landscaped garden, glazed roof providing ample natural daylight, laminate floor covering, internal French doors leading through to the lounge diner.

### Dining Kitchen

10'11 x 17'10 approx (3.33m x 5.44m approx)

UPVC double glazed bay window to the front elevation, fitted kitchen with a range of matching wall and base units incorporating laminate worksurfaces over, integrated AEG double oven with four ring stainless gas hob over and stainless steel extractor hood above, integrated AEG microwave, 1 1/2 bowl stainless steel sink with mixer tap over, integrated dishwasher, integrated washing machine, integrated fridge freezer, tiling to the floor, tiled splashbacks, ceiling light point, ample space for dining table offering further seating area, wall mounted television point.

### First Floor Landing

Ceiling light point, loft access hatch, airing cupboard housing hot water cylinder with additional storage above, panelled doors leading off to:

### Bedroom One

10'4 x 12'3 approx (3.15m x 3.73m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, built-in wardrobes, internal door leading to en-suite shower room.

### En-Suite Shower Room

4'8 x 7'04 approx (1.42m x 2.24m approx)

Three piece suite comprising walk-in shower enclosure with mains fed shower above, pedestal wash hand basin, low level flush WC, tiled splashbacks, tiling to the floor, chrome heated towel rail, recessed spotlights to the ceiling, shaver point, extractor fan.

### Bedroom Two

7'11 x 10'11 approx (2.41m x 3.33m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, built-in wardrobes providing additional storage space.

### Bedroom Three

7'05 x 10' approx (2.26m x 3.05m approx)

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

### Bedroom Four

9'03 x 7'09 approx (2.82m x 2.36m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, built-in wardrobes providing additional storage space.

### Family Bathroom

6'11 x 5'09 approx (2.11m x 1.75m approx)

Modern white three piece suite comprising panelled bath with mixer shower attachment over, pedestal wash hand basin, low level flush WC, chrome heated towel rail, tiled splashbacks, tiling to the floor, recessed spotlights to the ceiling, extractor fan, shaver point.

### Outside

Freestanding brick built garage with up and over door, driveway to the side offering further vehicle hardstanding

### Front of Property

To the front of the property there is a garden area with mature shrubs planted to the borders and pathway leading to the front entrance door, access to the freestanding brick built garage and driveway to the side offering further vehicle hardstanding.

### Garage

Up and over door to the front elevation, power and lighting.

### Rear of Property

To the rear of the property there is an enclosed landscaped garden featuring a paved patio area, garden laid to lawn, raised decked area for further seating, mature shrubs planted to the borders, freestanding brick built garage.

### 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 8mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

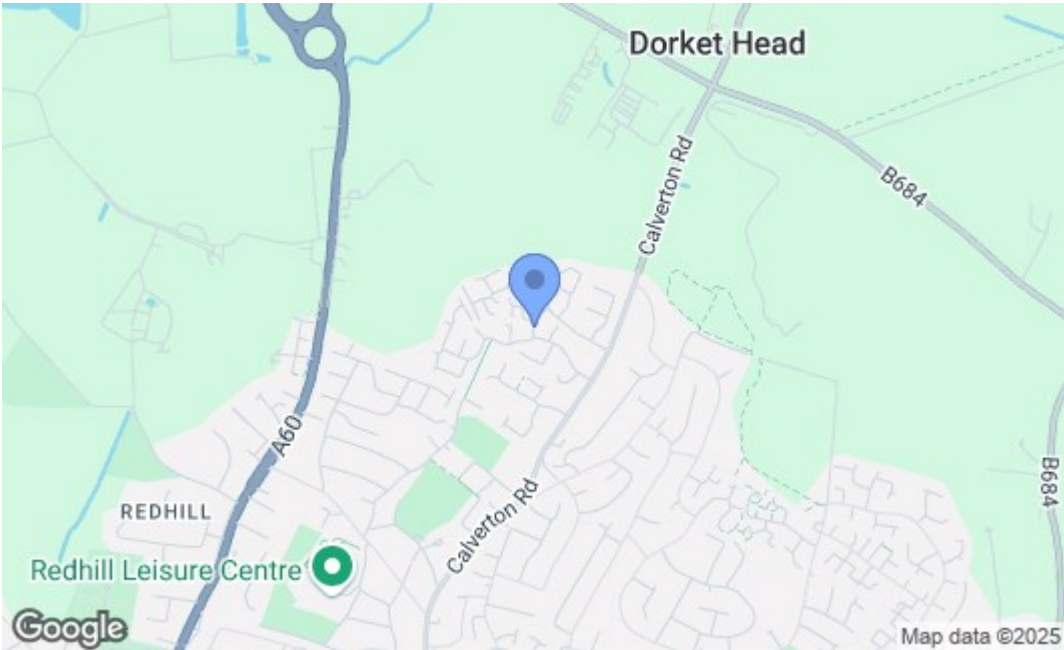
Flood Defences: No

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		91
(81-91) B	79	
(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.