



**Ladybank Rise  
Arnold, Nottingham NG5 8QG**

**A FOUR DOUBLE BEDROOM DETACHED  
FAMILY PROPERTY**

**Asking Price £400,000 Freehold**





## STUNNING EXECUTIVE DETACHED FAMILY HOME WITH SOUTH-FACING LANDSCAPED GARDEN

We are delighted to offer for sale this superb four double bedroom detached property, ideally positioned on a no-through road with a southerly facing landscaped rear garden.

This spacious home is perfect for family living, offering a light-filled lounge with bay window, a stylish dining kitchen with integrated appliances, feature flooring and French doors opening onto the rear landscaped garden. There is also a separate utility room, a useful ground floor cloakroom/WC, and an impressive entrance hallway.

Upstairs, the master bedroom benefits from an en-suite shower room and built-in wardrobes, while the remaining bedrooms are served by a contemporary family bathroom.

Outside, the property enjoys a double width driveway leading to an integral garage, with the landscaped rear garden providing a private and sunny retreat.

Early viewing is highly recommended!





### Entrance Hallway

12'9 x 6'3 approx (3.89m x 1.91m approx)

UPVC double glazed door to the front, radiator, stairs to the first floor, ceiling light point, laminate flooring, understairs storage cupboard and panelled doors to:

### Living Room

10'7 x 16'7 approx (3.23m x 5.05m approx)

UPVC double glazed bay window to the front, radiator, ceiling light point.

### Dining Kitchen

15' x 17'4 approx (4.57m x 5.28m approx)

This open plan living/dining kitchen benefits from having a range of matching wall and base units incorporating laminate work surfaces over, 1½ bowl stainless steel sink with mixer tap, integrated Electrolux oven, four ring stainless steel gas hob above with stainless steel extractor hood over and splashback, integrated dishwasher, integrated fridge freezer, tiled splashback, laminate flooring, ceiling light points, UPVC double glazed window to the rear, UPVC double glazed French doors set within a bay creating additional seating space, ample space for dining table, double radiator and panelled door to:

### Utility Room

5'5 x 6'1 approx (1.65m x 1.85m approx)

UPVC double glazed door to the rear, range of base units incorporating a laminate work surface over, space and plumbing for an automatic washing machine, space and point for tumble dryer, radiator, extractor fan, ceiling light, panelled door to dining kitchen and door to:

### Cloaks/w.c.

3'1 x 5'1 approx (0.94m x 1.55m approx)

UPVC double glazed window to the side, low flush w.c., corner vanity wash hand basin, tiled splashback, laminate flooring, radiator and ceiling light point.

### First Floor Landing

10' x 11'7 approx (3.05m x 3.53m approx)

Double radiator, ceiling light point, loft access hatch, airing/storage cupboard with pressurised cylinder and doors to:

### Bedroom 1

13'7 x 11'4 approx (4.14m x 3.45m approx)

UPVC double glazed window to the front, ceiling light point, double radiator, built-in wardrobes providing ample storage and panelled door to:

### En-Suite Shower Room

6'7 x 6'1 approx (2.01m x 1.85m approx)

A modern white three piece suite comprising of a low flush wc., pedestal wash hand basin, walk-in shower enclosure with mains fed shower above, tiled splashbacks, UPVC double glazed window to the front, linoleum flooring, ceiling light point, extractor fan with isolation switch, wall mounted radiator and shaver point.

### Bedroom 2

10'6 x 11'6 approx (3.20m x 3.51m approx)

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

### Bedroom 3

12'11 x 9' approx (3.94m x 2.74m approx)

UPVC double glazed window to the front, double radiator, ceiling light point.

### Bedroom 4

9'4 x 9'6 approx (2.84m x 2.90m approx)

Radiator, UPVC double glazed window to the rear, ceiling light point.

### Bathroom

6'1 x 6'8 approx (1.85m x 2.03m approx)

UPVC double glazed window to the rear, modern white three piece suite comprising of a panelled bath with mains fed mixer shower attachment, pedetal wash hand basin, low flush w.c., tiled splashbacks, linoleum flooring, radiator, ceiling light point, extractor fan with isolation switch.

### Outside

Double driveway to the front providing ample off road parking, garden laid to lawn, secure access to the rear garden and integrated garage.

To the rear there is an enclosed landscaped garden with a spacious Indian sandstone paved patio area with circular patio, raised flower beds incorporating sleeper edges, fencing to the boundaries and mature shrubs planted to the borders. Secure gated access to the front.

### Garage

17'3 x 8'9 approx (5.26m x 2.67m approx)

Up and over door to the front, light and power, wall mounted electric consumer unit and wall mounted Ideal gas central heating boiler.

### 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 6mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

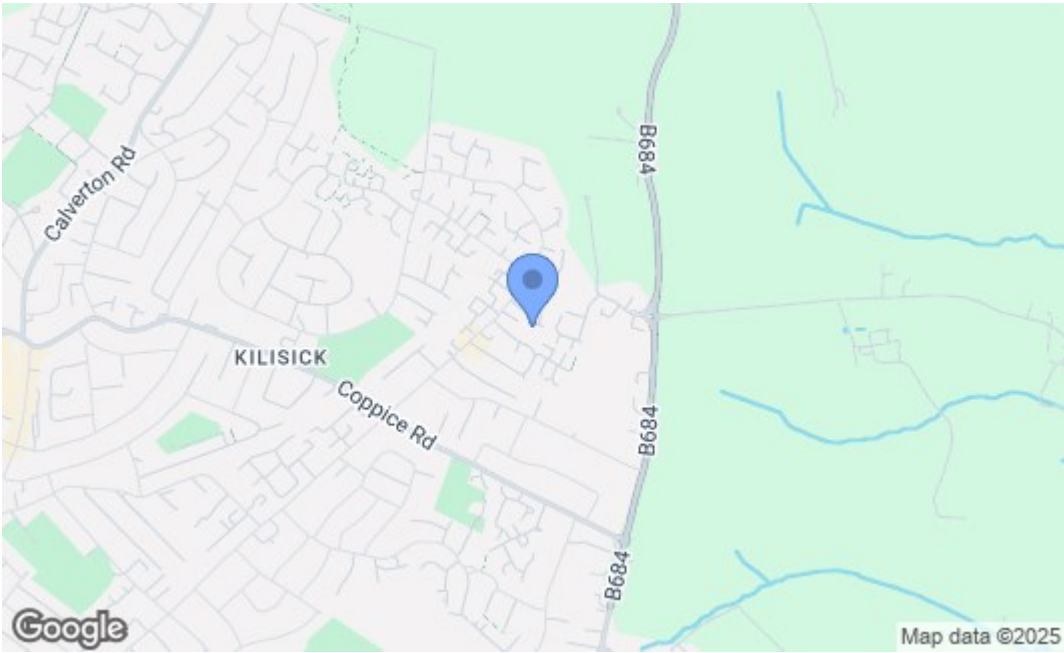
Flood Defences: No

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		
(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.