



**Ludgate Close
Arnold, Nottingham NG5 9QQ**

**SPACIOUS 4-BEDROOM DETACHED HOME
IN ARNOLD, NOTTINGHAM**

Guide Price £290,000 Freehold



Nestled in a sought-after residential area of Arnold, this spacious 4-bedroom detached property, built in 1983, offers comfortable and versatile living ideal for families or those looking for extra space in a well-connected location.

On the ground floor, the home welcomes you with a bright and airy entrance hallway, leading to a convenient downstairs WC. The generous lounge provides a cosy yet spacious setting for relaxation, while the separate dining room is perfect for entertaining or family meals, the well-equipped kitchen offers ample worktop and storage space both with views and access out to the garden.

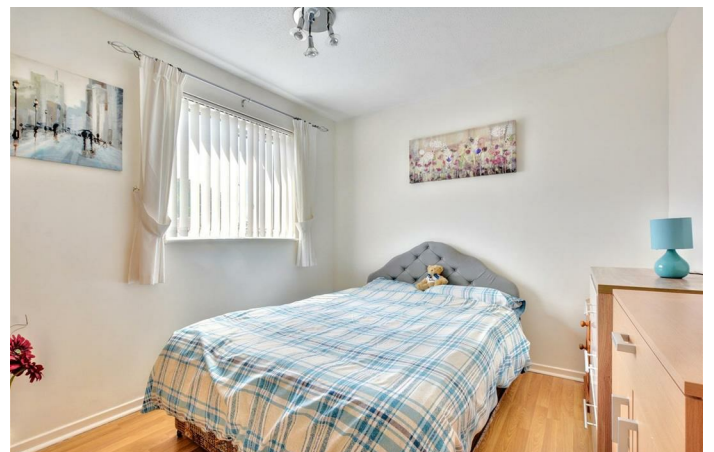
To the rear of the property, you'll find a beautifully presented rear garden benefitting from a raised decked area - ideal for outdoor dining - alongside a well-maintained lawned garden, providing both privacy and space for children or pets to play.

Upstairs, the property features four well-proportioned bedrooms, including two generous doubles, offering flexibility for growing families, home offices, or guest accommodation. The upper floor is completed by a modern family bathroom.

Located in Arnold, the property is within close proximity to a range of highly regarded local schools. You'll also find an array of shops, shops, cafes, and amenities just a short distance away, including Arnold town centre. Ludgate close has added benefit of direct access to the extensive Bestwood Country Park.

For commuters, the property boasts excellent transport links, with easy access to the A60, A614, and ring road network, while regular bus services connect you swiftly to Nottingham city centre and surrounding areas.

This well-presented detached home is the perfect balance of comfort, space, and convenience in one of Nottingham's most popular suburbs.



Entrance Hallway

UPVC double glazed entrance door to the front elevation leading into the entrance hallway comprising laminate floor covering, UPVC double glazed window to the side elevation, carpeted staircase leading to the first floor landing, wall mounted radiator, doors leading off to:

Downstairs WC

Tiled flooring, tiled splashbacks, WC, vanity handwash basin with storage below, UPVC double glazed window to the front elevation.

Lounge

UPVC double glazed window to the front elevation, wall mounted radiator, dado rail, coving to the ceiling, carpeted flooring, fireplace with tiled hearth and wooden surround, archway leading through to the dining room.

Dining Room

Laminate floor covering, UPVC double glazed sliding doors to the rear elevation leading out to the decked area, wall mounted radiator, coving to the ceiling, built in storage, archway leading through to the lounge, door leading through to the kitchen.

Kitchen

A range of matching wall and base units with worksurfaces over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, wall mounted boiler, space and plumbing for an automatic washing machine, tiled splashbacks, integrated oven with four ring gas hob over and extractor hood above, space and point for a fridge freezer, UPVC double glazed window to the side elevation, UPVC double glazed window to the side and rear elevations, UPVC double glazed door to the rear elevation leading out to the rear garden.

First Floor Landing

Carpeted flooring, built in storage cupboard providing useful additional storage space, UPVC double glazed window to the side elevation, loft access hatch, doors leading off to:

Bedroom One

UPVC double glazed window to the front elevation, wall mounted radiator, laminate floor covering.

Bedroom Two

UPVC double glazed window to the rear elevation, wall mounted radiator, laminate floor covering.

Bedroom Three

UPVC double glazed window to the rear elevation, wall mounted radiator, laminate floor covering.

Bedroom Four

UPVC double glazed window to the front elevation, wall mounted radiator, laminate floor covering, storage cupboard.

Bathroom

UPVC double glazed window to the side elevation, tiled flooring, chrome heated towel rail, WC, tiled splashbacks, vanity handwash basin, panelled bath with electric shower over, extractor fan.

Outside

Rear of Property

To the rear of the property there is an enclosed rear garden with raised decked area, steps leading down to a lawned area with shed and outhouse, incorporating a further slate seating area to the rear, a range of plants and shrubbery planted to the borders, fencing to the boundaries, side access to the front of the property.

Front of Property

To the front of the property there is a landscaped front garden with pathway leading to the front entrance door, two lawned areas with further gravelled areas, hedging to the boundaries, a range of plants and shrubbery planted throughout, side access to the rear of the property.

Agents Notes: Additional Information

Council Tax Band: C

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

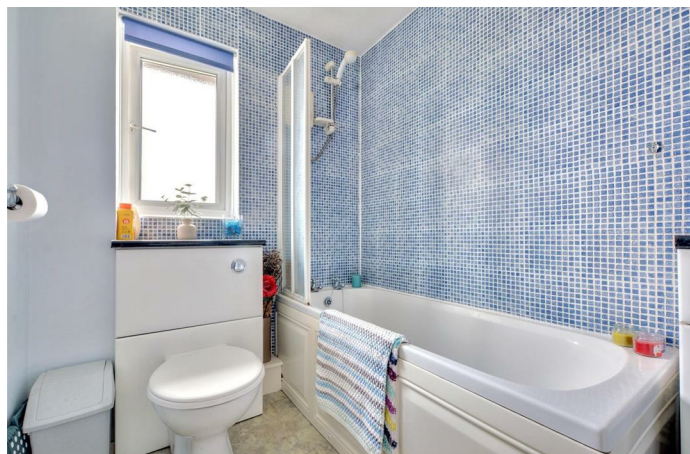
Flood Risk: No flooding in the past 5 years

Flood Defences: No

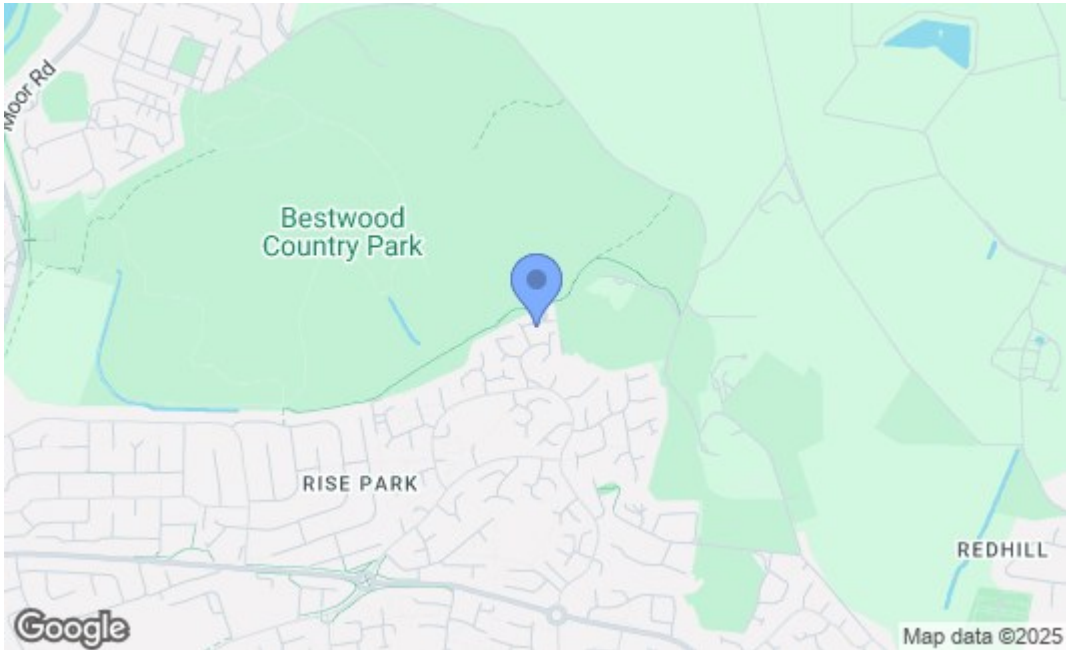
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.