



Killisick Road
Arnold, Nottingham NG5 8RD

EXTENDED TWO BEDROOM SEMI
DETACHED FAMILY HOME

Offers In The Region Of

£210,000 - £250,000

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This charming semi-detached house is a wonderful opportunity to step onto the property ladder, perfect for first-time buyers or professionals looking for a comfortable and welcoming home in a highly sought-after area. The property has been thoughtfully extended to the rear, creating a bright and spacious open-plan kitchen, dining, and living area that is ideal for both everyday living and entertaining guests. The modern kitchen is well equipped with everything you need, while the stylish bathroom adds to the home's fresh and contemporary appeal.

Offering two well-proportioned bedrooms, the house provides a cosy yet practical layout suited to a small family or couple. Period charm blends beautifully with modern finishes, ensuring a warm and characterful feel throughout the property. Outside, the home benefits from both front and rear gardens, giving you ample outdoor space for relaxation, gardening, or enjoying sunny afternoons.

Convenience is another highlight of this property, with a garage providing secure parking and extra storage. Situated in a peaceful and desirable neighbourhood, the house enjoys excellent transport links and is close to well-regarded schools and local amenities, making it ideal for anyone seeking a balance of tranquillity and accessibility.

This delightful property combines character, space, and modern living in one, offering everything you need to settle into a vibrant community. Don't miss out on the chance to make this your new home – get in touch today to arrange a viewing and experience all it has to offer.



Entrance Hallway

4'6 x 5'06 approx (1.37m x 1.68m approx)

UPVC double glazed door to the front elevation leading into the entrance hallway comprising laminate flooring, staircase leading to the first floor landing, ceiling light point, wall mounted radiator, useful additional storage cupboard housing electric meters, internal glazed door leading through to the lounge.

Lounge

13'4 x 18'11 approx (4.06m x 5.77m approx)

UPVC double glazed sectional bay window to the front elevation, wall mounted double radiator, coving to the ceiling, ceiling light point, useful understairs storage cupboard, laminate flooring, dado rail, internal glazed door leading through to the extended dining kitchen.

Extended Dining Kitchen

18'8 x 13'05 approx (5.69m x 4.09m approx)

Kitchen Area

13'5 x 10'6 approx (4.09m x 3.20m approx)

This extended dining kitchen benefits from having a range of matching wall and base units incorporating laminate worksurfaces over, integrated Zanussi double oven, four ring stainless steel gas hob, space and plumbing for an automatic washing machine, space and plumbing for a dishwasher, 1 1/2 bowl stainless steel sink with mixer tap over, tiled splashbacks, space and point for a freestanding fridge freezer, UPVC double glazed window to the side elevation, ample storage cabinets, open through to the dining area.

Dining Area

8'11 x 13'05 approx (2.72m x 4.09m approx)

Space for dining table, ceiling light point, coving to the ceiling, laminate flooring, wall mounted radiator, UPVC double glazed door and window leading to the enclosed rear garden, open through to the kitchen area.

Rear of Property

To the rear of the property there is an enclosed rear garden with fencing to the boundaries, paved patio area, garden laid to lawn, space for garden shed, secure gated access to the rear providing access to the garage.

First Floor Landing

Loft access hatch, ceiling light point, airing cupboard housing the gas central heating combination boiler providing instant hot water and central heating to the property, panelled doors leading off to:

Family Bathroom

8'3 x 5'06 approx (2.51m x 1.68m approx)

Modern white three piece suite comprising panelled bath with mains fed shower above, semi-recessed vanity wash hand basin with storage cupboard below, low level flush WC, chrome heated towel rail, UPVC double glazed window to the rear elevation, tiled splashbacks, recessed spotlights to the ceiling, extractor fan.

Bedroom One

14'02 x 10'2 approx (4.32m x 3.10m approx)

UPVC double glazed picture window to the front elevation, wall mounted radiator, ceiling light point, coving to the ceiling, strip wood flooring, large built-in storage cabinets.

Bedroom Two

7'07 x 11'02 approx (2.31m x 3.40m approx)

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

Garage

16'09 x 8'02 approx (5.11m x 2.49m approx)

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

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 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

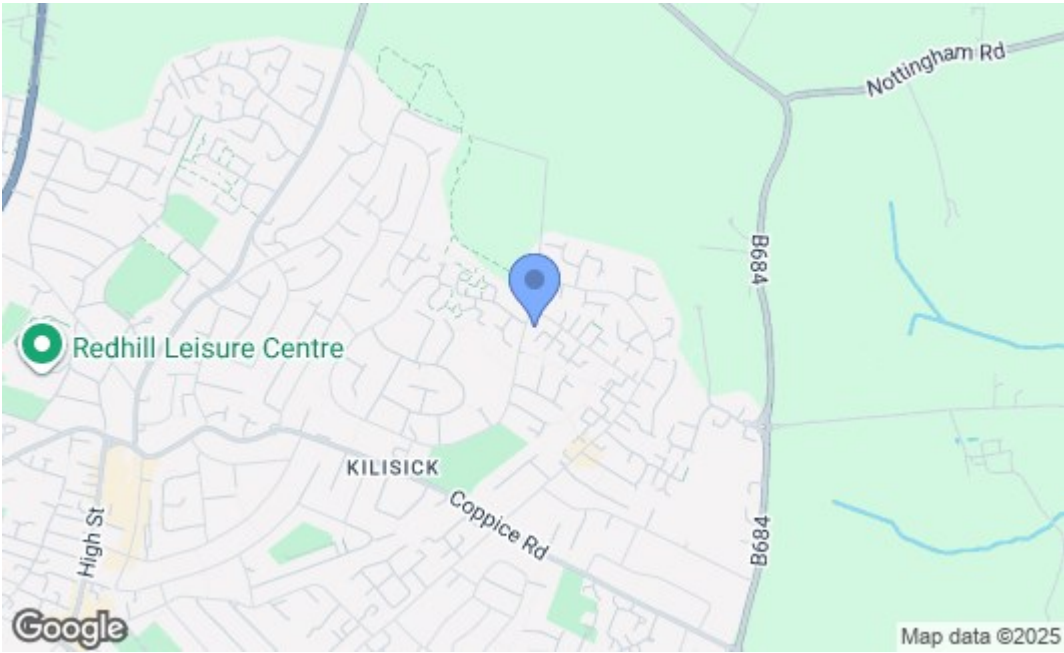
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(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.