



Robin Hood Road,
Arnold, Nottingham
NG5 8NP

£280,000 Freehold



FOUR BEDROOM HOME WITH SELF-CONTAINED ANNEXE / AIRBNB SUITE
MODERNISED THROUGHOUT | DRIVEWAY | WALKING DISTANCE TO GEDLING COUNTRY PARK

VERSATILE LIVING WITH INCOME POTENTIAL...

Robert Ellis are delighted to bring to the market this spacious and beautifully presented four-bedroom home, offering a superb combination of flexible living space, modern finishes, and a unique self-contained annexe currently used as a successful Airbnb. Perfect for families, investors, or those seeking independent living for a relative, this home is ideally positioned within easy reach of Arnold town centre, excellent local schools, and Gedling Country Park.

To the ground floor, the accommodation comprises a welcoming entrance hallway leading to a generous open-plan living and dining area—ideal for both everyday family life and entertaining guests. The modern kitchen is fitted with a range of contemporary wall and base units, integrated appliances, and ample worktop space, while a separate utility room adds further practicality.

What makes this property truly special is the private annexe, complete with its own entrance, living space, bedroom, and shower room—offering an ideal setup for Airbnb use, a teenager's suite, or independent accommodation for relatives.

To the first floor are three well-proportioned bedrooms and a stylish family bathroom, providing plenty of space for a growing family.

Outside, the property benefits from a private rear garden offering an easy-to-maintain outdoor retreat, and a driveway to the front providing off-street parking. The home also enjoys an attractive outlook over open green space, with countryside walks at Gedling Country Park just moments away.

A truly versatile home that combines comfort, practicality, and income potential in a highly desirable Arnold location. Early viewing is highly recommended.



Entrance Hall

UPVC double glazed leaded door to the front, stairs to the first floor, ceiling light point, coving, panelled doors to the annex and lobby.

Annex/Bedroom 4

9'1 x 8'3 approx (2.77m x 2.51m approx)

UPVC double glazed door to the front, recessed spotlights to the ceiling, feature vertical radiator, internal door to entrance hall and panelled French doors to:

Living Room

16'9 max x 8'11 approx (5.11m max x 2.72m approx)

UPVC double glazed French doors to the paved patio area and landscaped rear garden, radiator, recessed spotlights to the ceiling, sliding doors to:

Shower Room

3'3 x 7'11 approx (0.99m x 2.41m approx)

Walk-in shower enclosure with mains fed shower, vanity wash hand basin with storage cupboards below, low flush w.c., tiled floor, ceiling light point, air vent.

Extended Dining Kitchen

15'4 x 15'5 approx (4.67m x 4.70m approx)

There is a passageway leading to the extended dining kitchen, understairs storage pantry, built-in seating, coving, recessed spotlights.

A modern re-fitted open plan dining kitchen benefiting from having a range of matching wall and base units incorporating wooden work surfaces over, central island unit with ample storage and additional breakfast bar overhang, UPVC double glazed windows to the side and rear, UPVC double glazed stable style split door providing access to the low maintenance rear garden, tiled floor, integrated oven, gas hob with extractor above, space and plumbing for a free standing dishwasher, 1½ bowl sink with swan neck mixer tap, laminate flooring, recessed spotlights to the ceiling with central pendant lighting, space and point for American style fridge freezer, media wall with TV point and inset decorative fireplace.

Kitchen Lobby

10'3 x 4'9 approx (3.12m x 1.45m approx)

Laminate flooring, recessed spotlights to the ceiling, coving, seating area and internal glazed door to:

Utility

3'10 x 9'2 approx (1.17m x 2.79m approx)

Space and plumbing for an automatic washing machine, space and point for free standing tumble dryer above, additional built-in understairs storage, recessed spotlights to the ceiling with built-in shelving.

First Floor Landing

8'1 x 7'6 approx (2.46m x 2.29m approx)

UPVC double glazed window to the side, ceiling light point, coving, ceiling rose, loft access hatch with wooden staircase providing additional storage space, panelled doors to:

Bedroom 1

12'6 x 13'10 approx (3.81m x 4.22m approx)

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

Bedroom 2

11'2 x 8'9 approx (3.40m x 2.67m approx)

UPVC double glazed window to the rear, radiator, ceiling light point, built-in wardrobe providing ample additional storage.

Bedroom 3

8'7 x 8'5 approx (2.62m x 2.57m approx)

UPVC double glazed window to the front, radiator, ceiling light point, built-in storage cupboard over the stairs housing the Ideal combi boiler.

Bathroom

10'8 x 5'4 approx (3.25m x 1.63m approx)

A modern four piece suite comprising of a P shaped panelled bath with shower attachment over, vanity wash hand basin with storage cupboards below, low flush w.c., walk-in double shower enclosure with rainwater shower head above, UPVC double glazed window to the rear, tiled splashbacks, recessed spotlights to the ceiling, chrome heated towel rail.

Outside

To the front of the property there is a block paved driveway providing ample off road parking, walls to the boundaries and pathway leading to the front entrance door.

To the rear there is a low maintenance, landscaped garden with an Indian sandstone paved patio area, artificial lawn, fencing to the boundaries and secure rear gated access.

Council Tax

Nottingham Council Band C

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 20mbps Superfast 100mbps Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

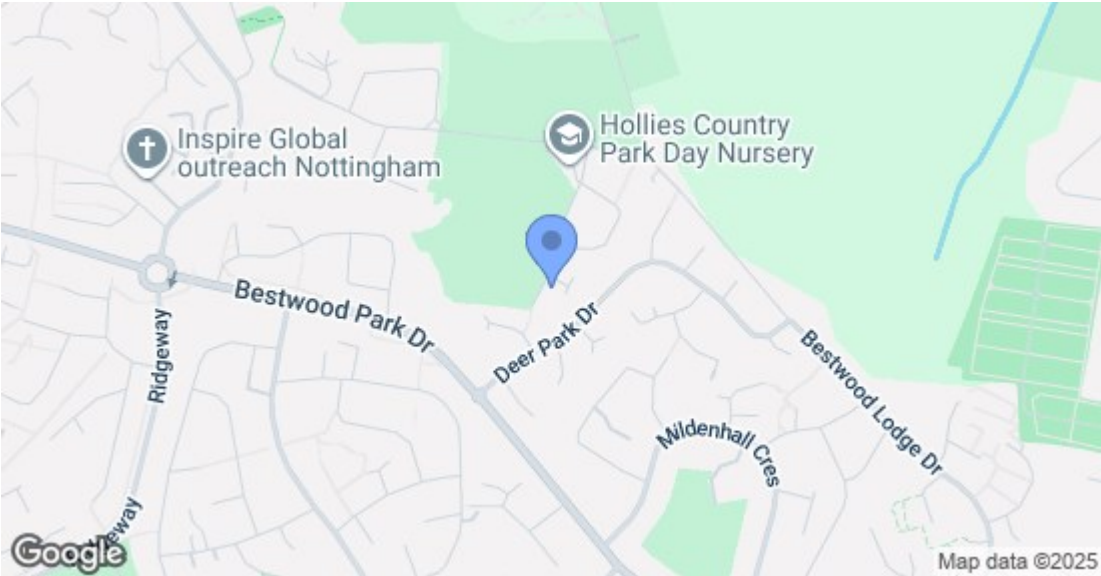
Flood Defenses – No

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 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.