



Arno Vale Road  
Woodthorpe, Nottingham NG5 4JG

**£350,000 Freehold**

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Positioned on the highly regarded Arno Vale Road, this beautifully refreshed three-bedroom detached home combines timeless period charm with modern comfort. A traditional brick-built property with an impressive double bay front, it showcases original stained-glass windows, high ceilings, coving, picture rails, and a wealth of character features seldom found in today's market.

Upon entering the grand and spacious hallway, the quality of the refurbishment becomes immediately apparent. The entrance hall leads to a convenient cloakroom/utility room, as well as access to the main ground-floor accommodation. The first reception room is a bright, newly carpeted bay-fronted space with UPVC windows and an original fireplace, offering an elegant yet cosy setting for everyday living. The second reception room to the rear is another generous and beautifully refreshed room, again with a retained original fireplace and new carpets, and features French doors that open directly onto the wooden decking—perfect for seamless indoor–outdoor living.

The kitchen has been deep cleaned and cleared, providing a solid and functional space that is perfectly liveable yet offers excellent scope for renovation and modernisation. A side door opens to the garden for added practicality. A downstairs WC sits neatly under the stairs, while external storage is available via the original coal shed, which also houses the combi boiler.

Ascending the staircase past two sets of stunning original stained-glass windows, the first floor continues the freshly updated theme with new carpets throughout. The landing leads to three bedrooms: two spacious doubles and a larger-than-average single. The principal bedroom benefits from a charming bay front, while the rear double enjoys garden views and retains its picture rail, enhancing the traditional aesthetic. The floor also includes a separate WC and a refurbished family bathroom with a three-piece suite, featuring both a bath and double shower. Loft access is available from the landing.

The rear garden is a standout feature—an extensive lawn offering exceptional space for families, along with twin decking areas positioned to capture both morning and evening sunshine.

Arno Vale Road remains a sought-after residential location with excellent local amenities, including well-regarded primary and secondary schools, nearby shops, parks, cafés, and strong transport links providing convenient access to surrounding areas and Nottingham city centre.

This stunning home has been thoughtfully refreshed throughout while retaining its beautiful period features, making it an exceptional opportunity for buyers seeking generous space, character, and potential. Early viewing is highly recommended.



## Entrance Hallway

UPVC double glazed stained glass entrance door to the front elevation leading into the entrance hallway comprising carpeted flooring, under the stairs storage, wall mounted radiator, picture rail, carpeted staircase leading to the first floor landing, doors leading off to:

## Cloakroom

4'7" x 2'11" approx (1.4 x 0.9 approx)

Circular stained glass window, carpeted flooring, useful storage space.

## Ground Floor WC

5'2" x 5'2" approx (1.6 x 1.6 approx)

UPVC double glazed window to the side elevation, laminate flooring, WC, handwash basin with mixer tap, wall mounted radiator.

## Lounge

19'0" x 18'8" approx (5.8 x 5.7 approx)

UPVC double glazed bay window to the front elevation, carpeted flooring, fireplace, picture rail, wall mounted radiator, coving to the ceiling, ceiling rose.

## Dining Room

13'9" x 16'8" approx (4.2 x 5.1 approx)

UPVC double glazed French doors leading out to the rear garden with UPVC double glazed windows either side and UPVC double glazed fixed glass panels above, carpeted flooring, wall mounted radiator, picture rail, fireplace, coving to the ceiling, ceiling rose.

## Kitchen

10'9" x 11'9" approx (3.3 x 3.6 approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, space and point for a cooker with extractor hood above with gas connection, so can be utilised as Gas or Electric, space and plumbing got a washing machine, space and point for a fridge freezer, UPVC double glazed window to the rear elevation, UPVC double glazed door to the side elevation, recessed spotlights to the ceiling, tiled splashbacks, tiling to the floor, wall mounted radiator.

## First Floor Landing

Stained glassed window to the side elevation, carpeted flooring, access to the loft, picture rail, doors leading off to:

## Separate WC

3'3" x 6'2" approx (1.0 x 1.9 approx)

UPVC double glazed window to the side elevation, WC, laminate flooring, wall mounted radiator.

## Bathroom

7'10" x 10'9" approx (2.4 x 3.3 approx)

UPVC double glazed window to the rear elevation, wash hand

basin with mixer tap over and storage cupboard below, panelled bath with shower attachment, tiled splashbacks, laminate flooring, shower cubicle with mains fed rainwater shower over, wall mounted column radiator.

## Bedroom One

13'9" x 16'4" approx (4.2 x 5.0 approx)

UPVC double glazed window to the rear elevation, coving to the ceiling, carpeted flooring, wall mounted radiator.

## Bedroom Two

14'3" x 13'10" approx (4.35 x 4.22 approx)

UPVC double glazed bay window to the front elevation with stained glass, carpeted flooring, wall mounted radiator, coving to the ceiling.

## Bedroom Three

10'2" x 9'6" approx (3.1 x 2.9 approx)

UPVC double glazed window to the front elevation with stained glass, carpeted flooring, wall mounted radiator.

## Outside

### Front of Property

To the front of the property there is a driveway providing off the road parking for multiple cars, access to the garage.

### Garage

9'10" x 18'0" approx (3.0 x 5.5 approx)

Door to the front elevation, light and power, window and access door to the rear elevation.

### Rear of Property

To the rear of the property there is an enclosed rear garden being laid mainly to lawn with raised decked area, fencing to the boundaries, access to the coal shed housing the boiler, power and light with additional space for a washing machine and tumble dryer.

### 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 14mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

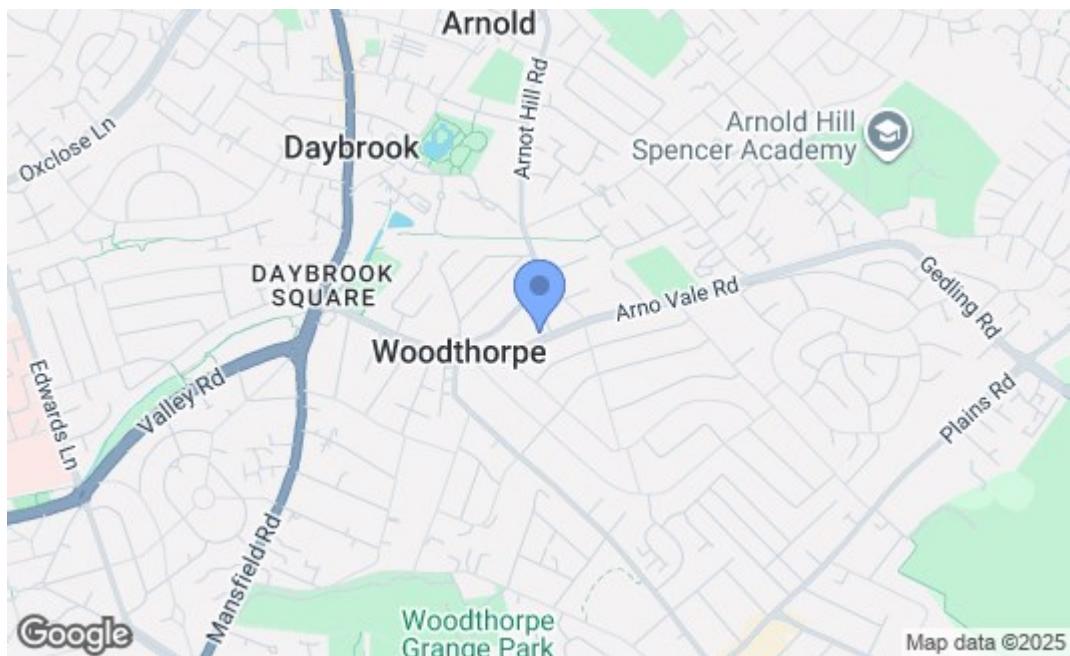
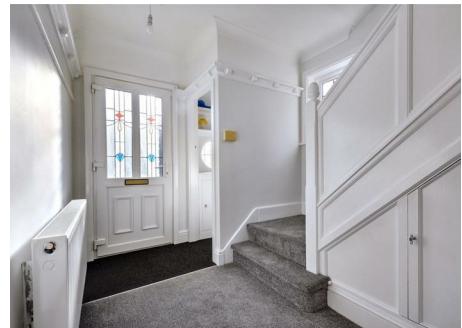
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis  
ESTATE AGENTS



| Energy Efficiency Rating   |         |           |
|--|---------|-----------|
|  | Current | Potential |
| Very energy efficient - lower running costs<br>(92 plus) A                     |         | 85        |
| (81-91) B  |         |           |
| (69-80) C  |         |           |
| (55-68) D  | 59      |           |
| (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<br>(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.