



**Nursery Road
Arnold, Nottingham NG5 7ET**

Asking Price £250,000 Freehold

THREE BEDROOM SEMI-DETACHED
PROPERTY IN ARNOLD



Located on the ever-popular Nursery Road, Arnold, this beautifully presented three-bedroom semi-detached family home occupies an excellent position close to Arnold High Street, within catchment for well-regarded schools, and offering easy access to public transport, making it ideal for young families and commuters alike.

The property benefits from off-road parking for up to three cars and a brand-new front door, opening into a welcoming newly tiled entrance hall, with the tiling flowing seamlessly through into the kitchen and utility areas. The home has been fully re-plastered and white-washed throughout, creating a crisp, modern finish.

The main reception room has been newly floored with high-quality wood-effect flooring, providing a stylish and comfortable living space. To the rear, the recently fitted kitchen diner offers a spotless finish, ample storage, and integrated white goods, with plenty of room for family dining and entertaining.

A separate utility room with hot and cold plumbing for a sink and washer/dryer provides additional practicality and leads through to the outbuildings, which offer excellent storage and also house a downstairs W.C. From here there is access to both the rear garden and back through to the driveway, adding to the home's functionality.

The rear garden is well maintained and features two wooden decking areas along with a neat lawn, creating an ideal outdoor space for families and summer entertaining.

To the first floor are two spacious double bedrooms and a well-proportioned single bedroom with fitted storage, all presented in immaculate condition. The gas boiler is located within the single bedroom. Completing the accommodation is a three-piece family bathroom suite, fitted fairly recently and finished to an excellent standard.

Ready to move into, this home offers a fantastic opportunity for young families seeking a well-presented property in a prime Arnold location. Early viewing is highly recommended.



Entrance Hallway

UPVC entrance door to the front elevation leading into the entrance hallway comprising tiled flooring, UPVC double glazed window to the side elevation, meter cupboards, carpeted staircase leading to the first floor landing, under stairs storage, wall mounted radiator, doors leading off to:

Lounge

13'2" x 12'2" approx (4.030 x 3.723 approx)

UPVC double glazed window to the front elevation, coving to the ceiling, laminate flooring, wall mounted radiator.

Kitchen

10'9" x 16'5" approx (3.288 x 5.005 approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap, integrated oven, integrated microwave, space and point for an American style fridge freezer, integrated dishwasher, induction hob with extractor hood above, tiled splashbacks, UPVC double glazed window to the rear elevation, tiled flooring, doors leading off to:

Storage/Pantry

Tiled flooring, UPVC double glazed window to the side elevation, spacious storage cupboard providing ideal pantry space subject to the buyers needs and requirements.

Utility Room

5'11" x 6'2" approx (1.822 x 1.892 approx)

UPVC double glazed window to the side elevation, tiled flooring, UPVC double glazed window to the rear elevation, base unit with sink and mixer tap, space and plumbing for a washing machine, space for a tumble dryer, wall mounted radiator, coving to the ceiling.

Side Lobby

Doors leading off to, access to the front and rear of the property.

WC

Glazed window to the side elevation.

Store

5'11" x 8'8" approx (1.806 x 2.659 approx)

Glazed window to the side elevation, light and power.

Store

First Floor Landing

UPVC double glazed window to the side elevation, carpeted flooring, access to the loft, doors leading off to:



Bedroom One

12'6" x 10'4" approx (3.812 x 3.169 approx)

UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator, integrated wardrobes.

Bedroom Two

12'2" x 8'10" approx (3.710 x 2.711 approx)

UPVC double glazed window to the rear elevation, laminate flooring, wall mounted radiator, integrated wardrobe.

Bedroom Three

8'5" x 8'6" approx (2.576 x 2.607 approx)

UPVC double glazed window to the front elevation, laminate flooring, wall mounted radiator, built-in storage cupboard housing the boiler.

Bathroom

UPVC double glazed window to the rear elevation. wash hand basin with mixer tap and storage cupboard below, P-shaped panelled bath with separate hot and cold taps, mains fed rain water shower over, WC, extractor fan, laminate flooring, feature vertical radiator, tiled splashbacks, recessed spotlights to the ceiling.

Rear of Property

To the rear of the property there is an enclosed rear garden with decked area leading to a lawned garden, further decked and patio seating area to the rear, hedging and fencing to the boundaries, outdoor water tap, shed.

Front of Property

To the front of the property there is a spacious driveway providing off the road parking,

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 16mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

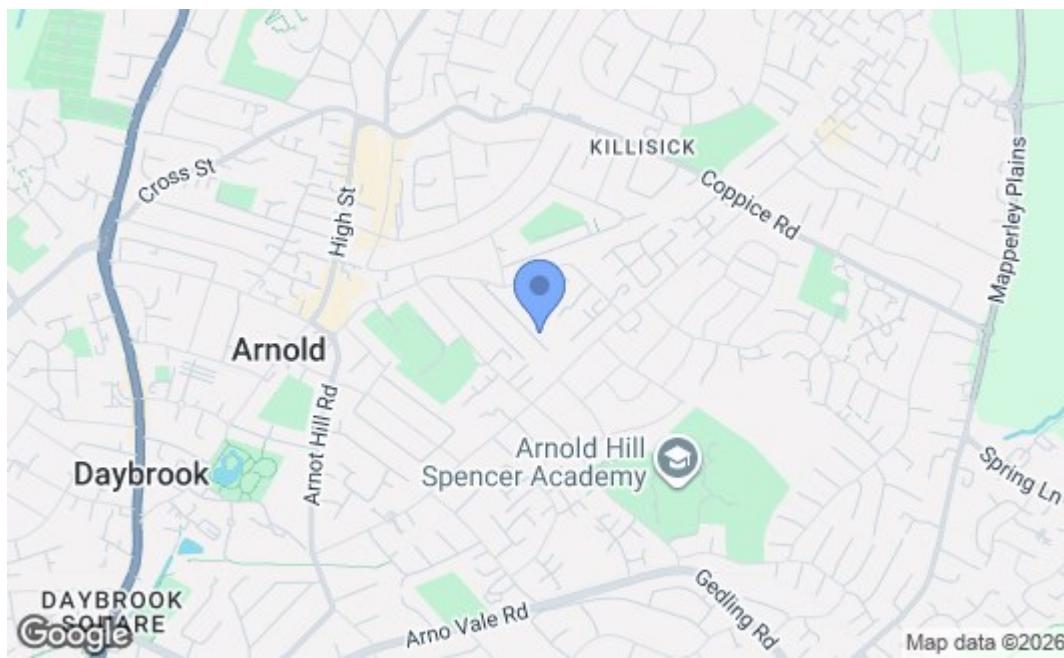
Flood Defences: No

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 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.