



Killisick Road  
Arnold, Nottingham NG5 8RD

IMPRESSIVE EXTENDED THREE/FOUR  
BEDROOM FAMILY HOME

**Guide Price £325,000 Freehold**



**\*\*Guide Price £325,000 - £350,000\*\***

Occupying a generous plot in a quiet and highly sought-after residential area, this beautifully extended three/four bedroom detached home on Killisick Road offers an exceptional amount of versatile living space, perfectly suited to growing families.

The property is ideally located within easy reach of well-regarded schools, local shops, and a variety of nearby parks, making it a fantastic choice for those seeking both convenience and a strong sense of community.

Upon entering, you are welcomed by a spacious entrance hall that sets the tone for the rest of the home. To the front, a bright and airy lounge provides a comfortable and inviting living space, ideal for relaxing evenings. To the rear, the property opens into a dining area with French doors leading out to the garden, allowing for plenty of natural light and creating a seamless connection between indoor and outdoor living—perfect for entertaining guests or enjoying family meals.

The kitchen is well-equipped with a range of fitted cupboards, ample worktop space, integrated white goods, and a range oven, offering both functionality and style for everyday use.

A key feature of this home is the thoughtfully designed ground floor extension, which provides a highly versatile third reception room. This space can be used as an additional sitting room, home office, playroom, or even a fourth bedroom, depending on your needs. The extension also incorporates a convenient downstairs WC and a practical utility area, complete with a traditional Belfast sink and dedicated laundry space.

To the first floor, the property continues to impress with two generously sized double bedrooms, a well-proportioned single bedroom, and a family bathroom fitted with essential fixtures and fittings.

Externally, the property benefits from excellent kerb appeal, with a substantial brick-paved driveway providing ample off-street parking for multiple vehicles. To the rear, you will find a private and enclosed garden, ideal for families and outdoor entertaining. The garden enjoys two points of access directly from the house, as well as additional side access, enhancing both practicality and ease of use.

This superb home combines space, flexibility, and location, making it a rare opportunity in the Arnold area. Early viewing is highly recommended to fully appreciate everything this property has to offer.



### Entrance Hallway

UPVC double glazed entrance door to the front elevation, UPVC double glazed window to the front elevation, laminate flooring, wall mounted radiator, carpeted staircase leading to the first floor landing, door leading through to the lounge, archway leading through to the kitchen.

### Lounge

10'5" x 15'8" approx (3.2 x 4.8 approx )

UPVC double glazed window to the front elevation, laminate flooring, wall mounted radiator, feature fireplace with inset living flame gas fire, door leading through to the dining room.

### Dining Room

12'11" x 8'10" approx (3.96 x 2.70 approx)

UPVC double glazed French doors leading out to the rear garden, laminate flooring, wall mounted radiator.

### Kitchen

15'5" x 8'2" approx (4.7 x 2.5 approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, space and plumbing for a dishwasher, space and point for a Range cooker with extractor hood over, integrated fridge freezer, tiled splashbacks, laminate flooring, wall mounted radiator, UPVC double glazed window to the rear elevation, door leading through to the utility room.

### Utility Room

7'2" x 15'5" approx (2.2 x 4.7 approx)

A range of wall and base units with worksurfaces over incorporating a Belfast sink with swan neck mixer tap over, space and plumbing for a washing machine, space and point for a tumble dryer, wall mounted radiator, tiled splashbacks, linoleum flooring, UPVC double glazed window to the side elevation, UPVC double glazed door leading out to the rear garden, door leading off to:

### Ground Floor WC

2'7" x 4'3" approx (0.8 x 1.3 approx)

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

### Sitting Room/Bedroom Four

7'2" x 15'8" approx (2.2 x 4.8 approx)

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

### First Floor Landing

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

### Bedroom One

10'5" x 13'1" approx (3.2 x 4.0 approx)

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

### Bedroom Two

10'5" x 9'2" approx (3.2 x 2.8 approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring, fitted wardrobes.

### Bedroom Three

6'6" x 7'6" approx (2.0 x 2.3 approx)

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

### Bathroom

6'6" x 5'10" approx (2.0 x 1.8 approx)

UPVC double glazed window to the rear elevation, handwash basin with mixer tap and storage cupboards below, WC, panelled bath with electric shower over, tiling to the walls, linoleum flooring, chrome heated towel rail, extractor fan.

### Front of Property

To the front of the property there is a spacious block paved driveway providing off the road parking for multiple vehicles, flowerbeds to the borders with a range of plants and shrubbery throughout.

### Rear of Property

To the rear of the property there is an enclosed rear garden with paved patio area, steps leading up to the garden laid to lawn, outdoor water tap, shed, access to the front of the property, a range of mature plants and shrubbery planted to the borders, fencing to the boundaries.

### 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 7mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

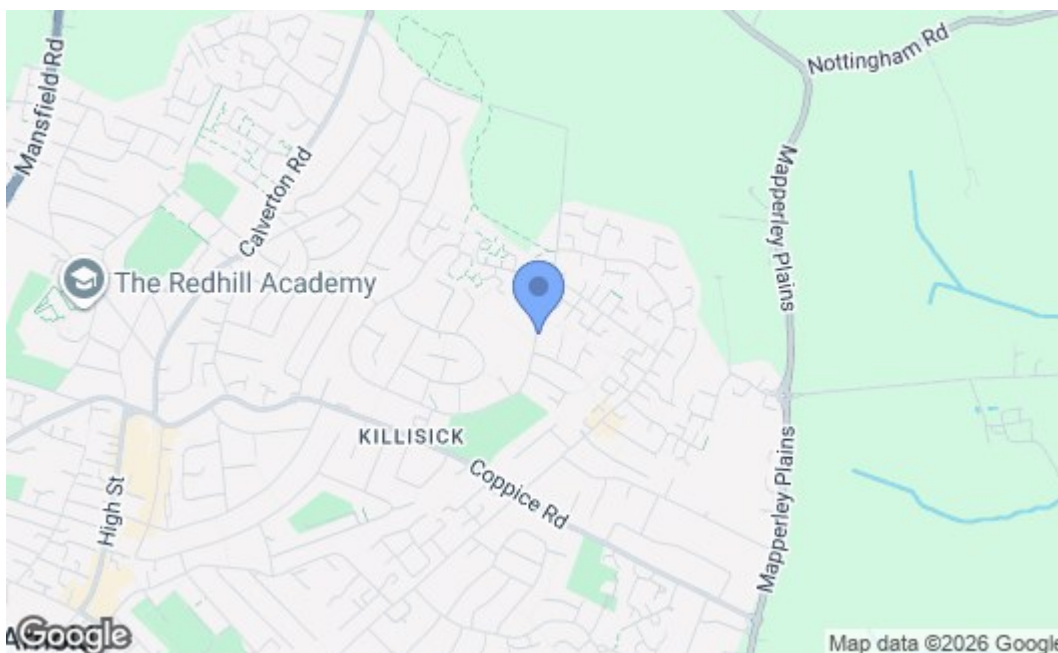
Non-Standard Construction: No

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		65	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.