Robert Ellis

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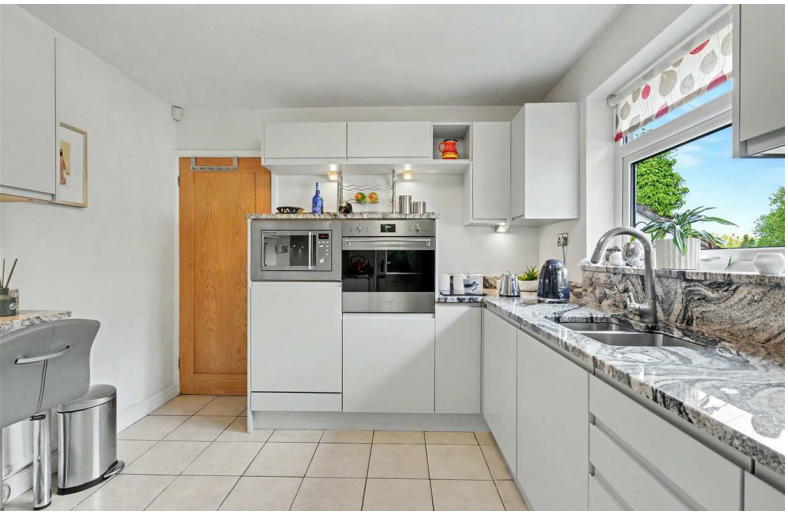


Gedling Road
Arnold, Nottingham NG5 6PD

THREE DOUBLE BEDROOM DETACHED
FAMILY HOME

Guide Price £325,000 Freehold

** GUIDE PRICE £325,000 - £350,000 **

Robert Ellis are pleased to bring to the market this well-presented detached home, situated in a private position off Gedling Road in Arnold.

The property offers flexible accommodation arranged over multiple levels, making it ideal for a range of buyers including families, downsizers or those looking for versatile living space. The entrance hallway gives access to the main living areas, including a modern refitted kitchen with contemporary handleless units, granite work surfaces, integrated appliances, breakfast bar seating and access out to the rear garden.

There is a dining room/study, a further reception room currently used as a dining room/third bedroom, and a living room with patio doors opening onto the landscaped garden. The lower ground floor provides a modern family bathroom.

To the first floor there is a double bedroom with en-suite shower room, while the second floor offers a generous master bedroom with views over the garden and a useful walk-in wardrobe with access to eaves storage.

Outside, the property sits back from the main road via a private shared driveway. There is off-road parking, access to the integrated garage and gated access to the rear. The rear and side gardens have been landscaped for low maintenance, with block paved patio areas, mature shrubs and trees.

A well-presented and deceptively spacious home in a popular Arnold location, offering flexible living space, modern fittings and a private setting.

Entrance Hallway
UPVC double glazed entrance door to the front elevation, wooden flooring, coving to the ceiling, recessed spotlights, wall mounted radiator, carpeted staircase leading to the first floor landing, staircase leading to the lower ground floor, doors leading off to:

Kitchen
10'5 x 9'09 approx (3.18m x 2.97m approx)
This magnificent refitted modern kitchen benefits from having a range of contemporary handle less wall and base units incorporating granite worksurfaces over, five ring stainless steel NEFF hob with stainless steel extractor hood above and glass splashback, under counter 1.5 bowl sink with modern swan neck mixer tap above, drainer counter grooved into stone worksurface, integrated Smeg oven, integrated microwave, integrated washing machine, UPVC double glazed window to the front elevation, double glazed door to the side elevation providing access to the rear garden, ceiling light point, breakfast bar with seating, wall mounted radiator.

Dining Room/Study
9'04 x 7'11 approx (2.84m x 2.41m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, coving to the ceiling, wooden flooring.

Bedroom Three/Dining Room
9'4 x 12'7 approx (2.84m x 3.84m approx)
This third double bedroom it currently being utilised as a dining room benefitting from having UPVC double glazed window to the rear elevation overlooking the landscaped rear garden, wall mounted radiator, ceiling light point, coving to the ceiling, wooden flooring.

Living Room
11'11 x 12'7 approx (3.63m x 3.84m approx)
UPVC double glazed window to the side elevation, sliding tilt and turn patio door providing access to the landscaped low maintenance rear garden, coving to the ceiling, recessed spotlights to the ceiling, wooden flooring, feature decorative gas fireplace.

Lower Ground Floor
Carpeted flooring, airing cupboard housing the hot water cylinder whilst providing further additional storage space, doors leading off to:

Family Bathroom
7'3 x 5'05 approx (2.21m x 1.65m approx)
Three piece suite comprising modern P-Shaped panelled bath with electric Mira shower above, semi-recessed vanity wash hand basin with storage cupboards below, low level flush WC, tiling to the walls with feature mosaic tiled splashbacks, tiling to the floor, heated towel rail, ceiling light point.

Integrated Garage
8'4 x 16'11 approx (2.54m x 5.16m approx)
Up and over door to the front elevation, ceiling light point, electrical consumer units, space and point for a freestanding fridge freezer, space and point for a tumble dryer, wall mounted Worcester Bosch gas central heating boiler.

First Floor Landing
Carpeted flooring, door leading off to:

Bedroom Two
8'09 x 10'1 approx (2.67m x 3.07m approx)
UPVC double glazed picture window to the front elevation, ceiling light point, coving to the ceiling, wall mounted radiator, panelling to the walls, carpeted flooring, doorway leading through to the en-suite shower room.

En-Suite Shower Room
4'03 x 5'11 approx (1.30m x 1.80m approx)
Modern white three piece suite comprising quadrant shower enclosure incorporating a mains fed shower above, vanity wash hand basin, low level flush WC, tiling to the walls, tiling to the floor, ceiling light point, UPVC double glazed window to the front elevation.

Second Floor Landing
Carpeted flooring, two Velux roof lights, doors leading off to:

Master Bedroom
17'5 x 12'6 (max) approx (5.31m x 3.81m (max) approx)
UPVC double glazed picture windows to the rear elevation overlooking the landscaped rear garden, wall mounted radiator, wall light point, ceiling light point, recessed spotlights to the ceiling, carpeted flooring.

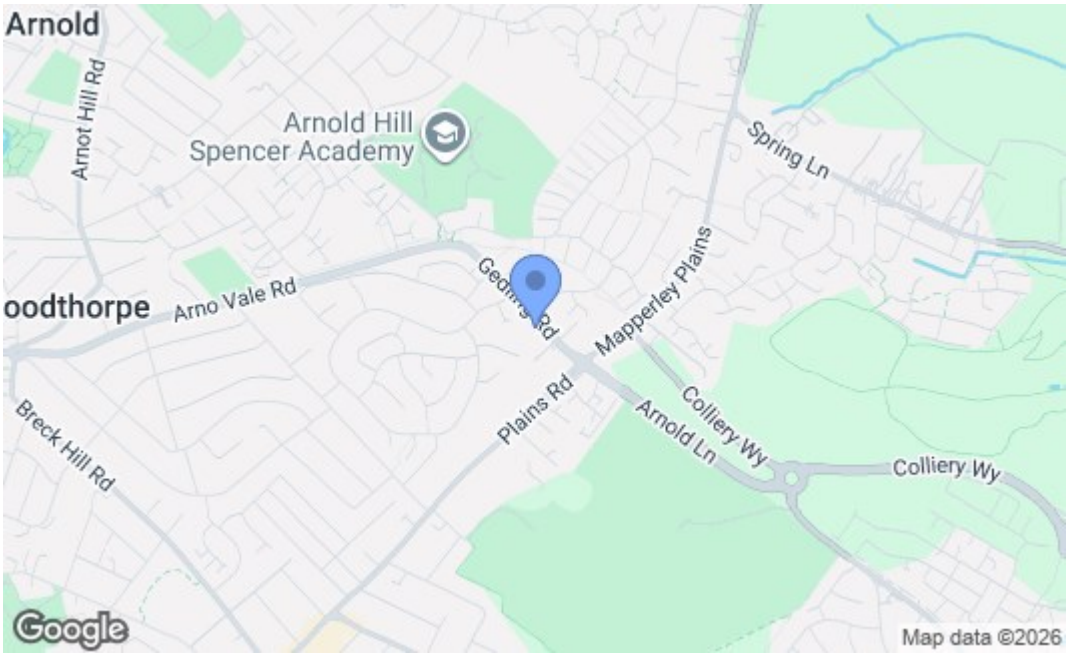
Walk-In Wardrobe
7'9 x 6' approx (2.36m x 1.83m approx)
Velux roof light, carpeted flooring, wall light point, rails for storage, door providing access to eaves and loft storage space.

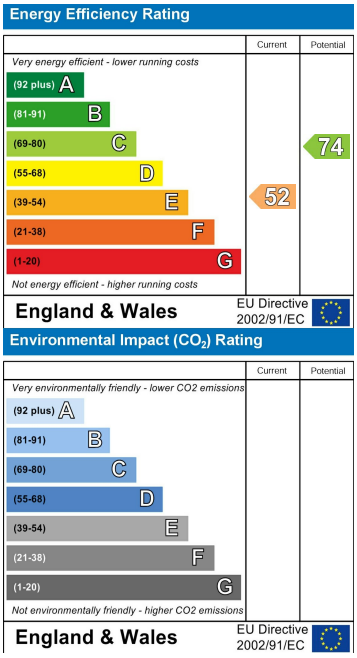
Outside
The property sits back from the main road up a private shared driveway.

To the front of the property there is a driveway and steps leading up to the front entrance door as well as gated access to the rear of the property.

To the rear and side of the property there is an enclosed landscaped low maintenance rear garden with blocked paved patio areas, a range of mature shrubs and trees planted to the borders, gated access to the front of the property.

Agents Notes: Additional Information
Council Tax Band: D
Local Authority: Gedling
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 8mbps 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





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.

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