



Oxclose Lane,
Arnold, Nottingham
NG5 6FB

£295,000 Freehold



**** MUST VIEW ** ** EXTENDED FAMILY HOME ****

Welcome to Oxclose Lane...

Robert Ellis Estate Agents are delighted to present to the market this extended FIVE bedroom, detached family home positioned within Arnold, Nottingham.

The property is a stone's throw away from Arnold town centre accommodating local amenities, shops and restaurants. You also have Lidl situated within a 2 minute walk, with a bus stop at the front of the home. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City centre and surrounding villages/towns. You have Redhill Academy and Richard Bonnington Primary & Nursery within the area, making it ideal for families.

Upon entry, you are greeted by the porch leading to the hallway. This allows access to the downstairs WC, kitchen with fitted wall and base units, extended dining room with French doors through to the conservatory. Also off the hallway is the extended living room with French doors opening onto the rear garden, then leading to the utility/ shower room. Finally the ground floor also accommodates the converted fifth bedroom.

Stairs lead to landing, first double bedroom with fitted wardrobes, second double bedroom with fitted wardrobes, third double bedroom, fourth single bedroom and modern family bathroom featuring a four piece suite.

To the rear is an enclosed garden offering patio areas, laid to lawn, bedding with shrubbery and flowers. The home also benefits from a large blocked paved driveway to accommodate at least 3 cars, alongside some shrubbery.

A viewing is HIGHLY recommended to appreciate the size and location of this fantastic family home. Please contact the office!



Porch

4'8" x 4'2" approx (1.44m x 1.29m approx)

Tiled flooring, UPVC double glazed door and windows to the front and side. Door to:

Hallway

18'9" x 5'10" approx (5.74m x 1.79m approx)

Laminate flooring, wall mounted radiator and understairs storage.

Ground Floor w.c.

4'8" x 2'9" approx (1.44m x 0.84m approx)

Tiled flooring, wall mounted sink with hot and cold taps, w.c., wall mounted radiator and opaque UPVC double glazed window to the front.

Bedroom 5

18'0" x 8'2" approx (5.49m x 2.5m approx)

Double wall mounted radiator, UPVC double glazed windows to the side and front, carpeted flooring.

Lounge

20'8" x 14'8" approx (6.32m x 4.49m approx)

Carpeted flooring, UPVC double glazed windows and French doors to the rear garden, opaque single glazed wooden frame window to the side, feature electric fireplace with brick built surround, wall mounted double radiator and single radiator.

Dining Room

18'0" x 8'2" approx (5.49m x 2.49m approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed French doors and windows to:

Conservatory

8'9" x 8'0" approx (2.67m x 2.44m approx)

Tiled flooring, double wall mounted radiator, UPVC double glazed windows to the side and rear, UPVC door to the rear garden.

Kitchen

12'9" x 7'10" approx (3.89m x 2.41m approx)

Laminate flooring, wall mounted radiator, opaque UPVC double glazed door to the side, UPVC double glazed window to the front, partially tiled walls, fitted wall and base units, condensed boiler, four ring AEG gas hob with extractor fan above, composite style sink with dual heat taps.

Shower Room/Utility

12'2" x 7'4" (3.73 x 2.26)

Wooden flooring, UPVC double glazed window to the rear, double wall mounted radiator, base units with stainless steel sink with hot and cold taps, second sink with dual heat tap, shower with hand held shower above.

First Floor Landing

15'2" x 6'1" approx (4.64m x 1.86m approx)

Carpeted flooring, UPVC double glazed window to the front and airing/storage cupboard housing the water tank, doors to:

Bedroom 1

11'9" x 9'7" approx (3.6m x 2.94m approx)

Carpeted flooring, UPVC double glazed window to the rear, wall mounted radiator and fitted wardrobes.

Bedroom 2

10'11" x 9'7" approx (3.35m x 2.93m approx)

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

Bedroom 3

13'2" x 8'7" approx (4.03m x 2.63m approx)

Carpeted flooring, UPVC double glazed window to the front and wall mounted radiator.

Bedroom 4

7'10" x 6'3" approx (2.39m x 1.93m approx)

UPVC double glazed window to the front, carpeted flooring, wall mounted radiator with fitted shelving units. This bedroom is currently used as an office.

Bathroom

8'3" x 7'8" approx (2.54m x 2.36m approx)

Tiled flooring, partially tiled walls, walk-in shower with hand held shower unit, separate bath with dual heat taps, w.c. with storage surround, UPVC opaque double glazed windows to the side, wash hand basin with dual heat tap, storage cupboard under and storage drawers to the side, radiator.

Outside

To the front of the property there is a block paved driveway which can provide parking for 3 cars with bedding for flowers and shrubbery surrounding.

The rear garden has a patio area which has a path leading to the lawn, shrubbery surrounding the outskirts with bed and flowers and rockery with stones to the front.

Council Tax

Council Tax band E - Gedling Borough Council. To be confirmed by the purchasers solicitor.



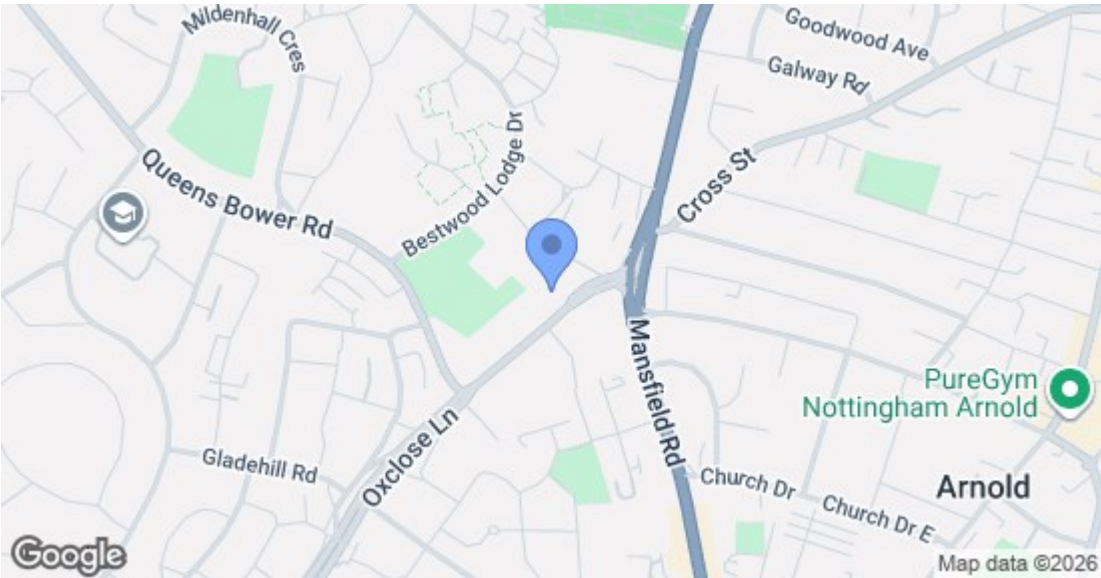
GROUND FLOOR
1012 sq.ft. (94.0 sq.m.) approx.



1ST FLOOR
557 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 1569 sq.ft. (145.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		
	71	
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		

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