



Tyburn Close,
Arnold, Nottingham
NG5 9PL

£285,000 Freehold



GUIDE PRICE £295,000-£300,000! **CALLING ALL FAMILIES**

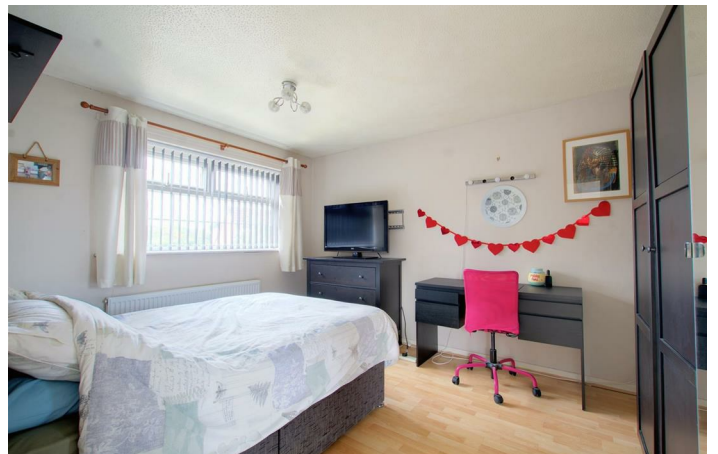
Robert Ellis Estate Agents are delighted to offer to the market this THREE BEDROOM DETACHED family home with ample parking and a low maintenance rear garden.

The property is close to local schools and bus routes which link to shops and Nottingham City Centre.

In brief the property comprises of THREE reception rooms, kitchen, downstairs WC, three bedrooms and a bathroom. Externally the property has a driveway for up to 3-4 cars and a garage.

A viewing on this property is highly recommended to appreciate the accommodation on offer.

To arrange your viewing please call Arnold Sales - 0115 6485485!



Entrance Hallway

17'1" x 5'11" approx (5.21 x 1.82 approx)

Double glazed window and front entrance door to the front elevation. Double glazed window to side elevation. Carpeted flooring. Wall mounted radiator. Coving to the ceiling. Access to under stairs storage cupboard and access to another additional storage cupboard with sliding door providing useful additional storage space.

Lounge

10'6" x 13'6" approx (3.22 x 4.12 approx)

Carpeted flooring. Gas feature fire with tiled hearth and surround. Double wall mounted radiator. Coving to the ceiling. Double glazed window to the front elevation.

Dining Room

9'0" x 13'7" approx (2.76 x 4.15 approx)

2 x Stained glass picture doors to access living room. Laminate flooring. Wall mounted radiator. Double glazed window the the rear elevation. Coving to the ceiling.

Kitchen

11'8" x 7'4" approx (3.57 x 2.26 approx)

Range of wall, base and drawers with work surfaces over units. Sink and drainer unit with mixer tap above. Electric double oven. 4 ring gas hob with cooker hood above. Tiled splash backs. Tiled flooring. Ceiling spotlights. Space and plumbing for washing machine. Space and point for freestanding fridge freezer. Double glazed window to the side elevation. Double glazed door and window to the rear elevation.

Downstairs W/C

2'7" x 3'0" approx (0.81 x 0.92 approx)

Wall mounted hand wash basin with dual heat tap. W/C. Partially tiled walls. Double glazed opaque window to side elevation.

Conservatory

8'11" x 14'2" approx (2.74 x 4.33 approx)

Double glazed door to access dining room. Tiled flooring. Wall mounted radiator. TV point. Double glazed windows surrounding. Sliding door giving access into rear garden. Access door into Garage.

First Floor Landing

6'2" x 12'1" approx (1.89 x 3.69 approx)

Carpeted flooring. Double glazed window to the side elevation. Access into Loft. Airing cupboard housing

combination boiler. Access into Bedroom 1, 2, 3 and Family Bathroom

Bedroom 1

10'7" x 13'7" approx (3.24 x 4.15 approx)

Laminate flooring. Double glazed window to rear elevation. Wall mounted radiator.

Bedroom 2

9'10" x 14'6" approx (3.01 x 4.44 approx)

Laminate flooring. Double glazed window to front elevation. Wall mounted radiator.

Bedroom 3

6'9" x 9'6" approx (2.08 x 2.90 approx)

Laminate flooring. Double glazed window to front elevation. Wall mounted radiator.

Family Bathroom

6'1" x 6'0" approx (1.87 x 1.85 approx)

Spa bath with mixer tap. Mains fed shower above with handheld shower attachment. Hand wash basin. W/C. Heated towel rail. Heated towel rail. Lino flooring. Coving to the ceiling. Double glazed window to rear elevation.

Front of Property

2 x Large driveways with laid to lawn area in centre. Parking for up to 4 cars. Access to integral garage. Brick wall and hedging to side elevations. Solar panel system to side.

Rear of Property

Patio area giving access to laid to lawn area and several decked area. Shed and Greenhouse. Range of stones, flower beds and shrubbery. Fencing and hedges to the borders. Gated access to left and right side of property. Access to Driveway

Garage

9'2" x 18'7" approx (2.80 x 5.68 approx)

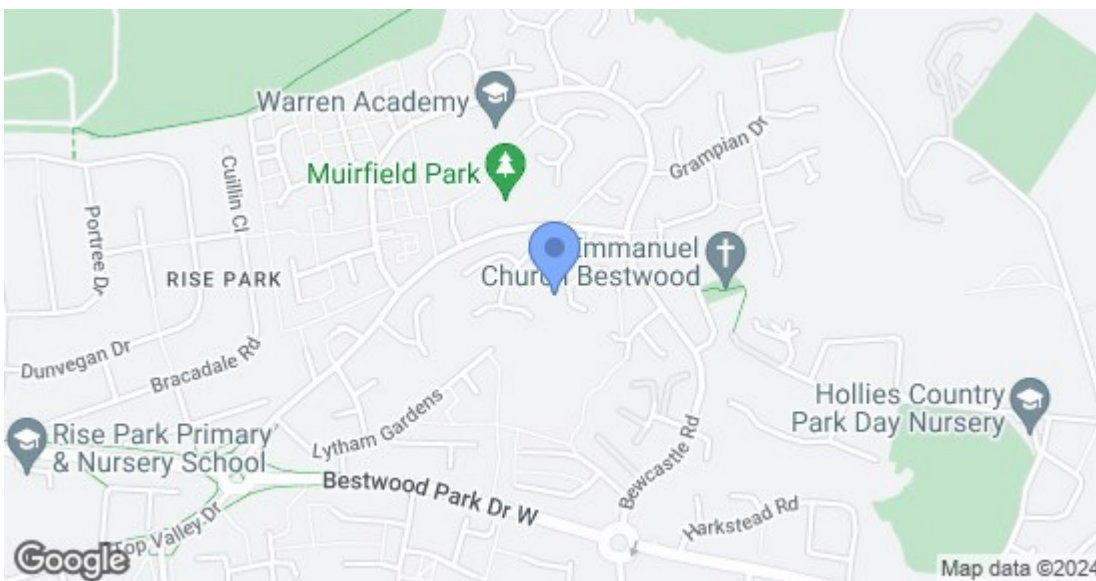
Up and over door. Power & Lighting.

Council Tax

Local Authority: Gedling

Council Tax Band: C





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 (CO₂) 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.