



**Central Avenue  
Arnold, Nottingham NG5 6NF**

A THREE BEDROOM DETACHED FAMILY HOME SITUATED IN ARNOLD, NOTTINGHAM.

**Asking Price £279,950 Freehold**





**\*\* MUST VIEW \*\* DETACHED FAMILY HOME \*\***

Robert Ellis Estate Agents are delighted to offer to the market this THREE BEDROOM DETACHED FAMILY HOME situated in the heart of Arnold, Nottingham.

The property is a stone's throw away from Arnold town centre accommodating local amenities, shops and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City centre and surrounding villages/towns. You have Arnold Hill Academy and Arnold View Primary School within the area, making it ideal for families.

The property benefits from antique solid oak Parquet flooring throughout the entrance hall and lounge/diner.

In brief the property comprises of an entrance hall, cloakroom, lounge/diner, kitchen, pantry, three bedrooms, family bathroom and a separate WC.

Externally there is a driveway leading to a brick built garage and large, private, mature rear garden. The property also benefits from Central Avenue being permit parking only.

An early viewing on this family home is highly recommended to appreciate the accommodation on offer.





### Front of Property

To the front of the property there is a gated driveway providing off the road parking, leading to the detached brick built garage. Low maintenance front garden with a range of shrubbery. Fencing and hedging surrounding

### Entrance Hall

Door to the front elevation. Original solid oak, parquet flooring. Wall mounted electric storage heater. Ceiling light point. Carpeted staircase to First Floor Landing. Internal doors leading into Open plan Lounge / Diner, Kitchen & Cloakroom

### Lounge/Diner

22'04" x 11'11" approx (6.81m x 3.63m approx)

Double glazed window to the front elevation. Double glazed sliding doors leading to the enclosed rear garden. Original solid oak, parquet flooring. Carpeted flooring. Wall mounted electric storage heater. Ceiling light points. Wall light points. Feature open coal fireplace with working chimney

### Kitchen

12'11" x 9'03" approx (3.94m x 2.82m approx)

Single glazed wooden door to the side elevation leading to the enclosed rear garden. Single glazed windows to the rear and side elevations. Linoleum flooring. Tiled splashbacks. Wall mounted storage heater. Ceiling light points. Range of wall, base and drawer units with work surface over incorporating a sink and drainer unit with dual heat tap. Space and point for a freestanding fridge freezer. Space and point for a freestanding cooker. Space and plumbing for an automatic washing machine. Internal door leading into Pantry

### Pantry

4 x 2'11" approx (1.22m x 0.89m approx)

Single glazed window to the rear elevation

### Cloakroom

5'6" x 2'11" approx (1.68m x 0.89m approx)

The cloakroom has the potential to be changed into a ground floor WC and extended via the outside store. Single glazed window to the side elevation. Linoleum flooring. Housing the meters.

### First Floor Landing

Feature double glazed window to the front elevation. Double glazed window to the side elevation. Carpeted flooring. Ceiling light point. Two storage cupboards, one housing the hot water tank. Internal doors leading into Bedroom 1, 2, 3, Family Bathroom and Separate WC

### Bedroom 1

12'1" x 13' approx (3.68m x 3.96m approx)

Two single glazed windows to the front elevation. Carpeted flooring. Wall mounted storage heater. Ceiling light point

### Bedroom 2

12'1" x 9'4" approx (3.68m x 2.84m approx)

Single glazed window to the rear elevation. Carpeted flooring. Wall mounted storage heater. Ceiling light point. Built-in cupboard

### Bedroom 3

7'2" x 5'11" approx (2.18m x 1.80m approx)

Single glazed window to the side elevation. Carpeted flooring. Ceiling light point

### Family Bathroom

5'08" x 5'06" approx (1.73m x 1.68m approx)

Single glazed window to the rear elevation. Tiled flooring. Tiled splashbacks. Wall mounted electric heater. Heated towel rail. Ceiling light point. Panel bath with hot and cold taps. Wash hand basin with hot and cold taps

### Separate WC

5'04" x 2'06" approx (1.63m x 0.76m approx)

Single glazed window to the rear elevation. Tiled flooring. Ceiling light point. Low flush WC

### Rear of Property

To the rear of the property there is a large enclosed private garden. Patio area which leads to the the large lawned gardens. Range of shrubbery and plants with a further lawned garden which backs onto playing fields and has a shed. Hawthorn hedging and small fenced area to the boundaries. Access to the detached brick built garage

### Outside Store

2'7" x 5'9" approx (0.81m x 1.76m approx)

With lighting

### Garage

16'04" x 8'02" approx (4.98m x 2.49m approx)

Detached brick built garage. Up and over door to the front elevation. Single glazed window to the side elevation

### Council Tax

Gedling Borough Council Band C



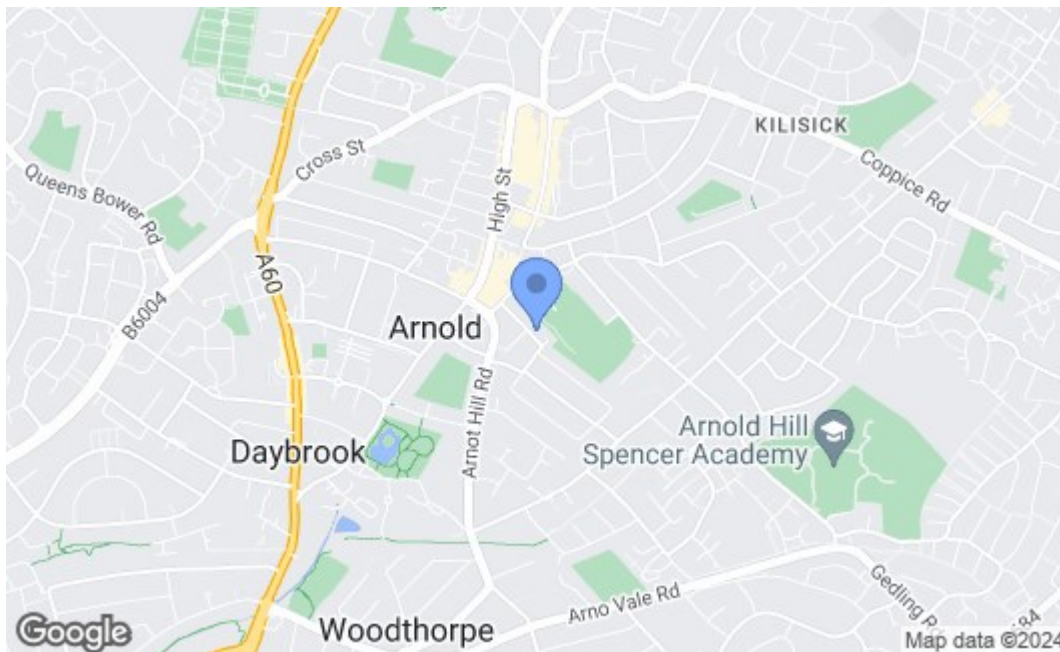


GROUND FLOOR  
416 sq.ft. (38.6 sq.m.) approx.

1ST FLOOR  
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA: 802 sq.ft. (74.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		34	
(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	

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