



Rolleston Drive  
Arnold, Nottingham NG5 7JN

A THREE-BEDROOM, EXTENDED SEMI-  
DETACHED FAMILY HOME SITUATED ON A  
CORNER PLOT IN THE HEART OF  
ARNOLD, NOTTINGHAM.

**Asking Price £275,000 Freehold**



Robert Ellis estate agents are proud to offer to the market this fantastic three-bedroom, extended semi-detached family home situated on a corner plot in the heart of Arnold, Nottingham.

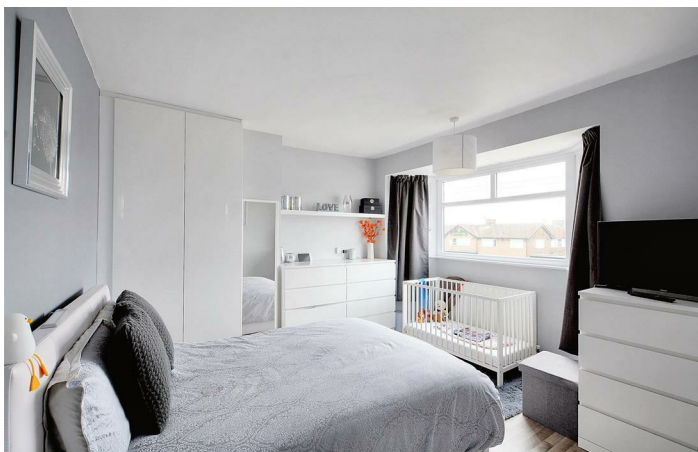
The property is a stone's throw away from Arnold Town Centre accommodating local amenities, shops, and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City Centre and surrounding villages/towns. You have Redhill Academy and Richard Bonington Primary & Nursery within the area, making it ideal for families.

Upon entry, you are greeted into the spacious hallway allowing access to the lounge with a large bay fronted window and feature fireplace incorporating a bespoke built-in bookshelf, fitted modern dining kitchen with ample space for a dining table, a conservatory/garden room which offers ideal additional living accommodation. The conservatory has French doors opening onto the patio area of the rear garden, also benefitting from laid to lawns, a decked area and garage.

The stairs lead to the landing, the first double bedroom, the second double bedroom, the third single bedroom and a modern refitted family bathroom featuring a three-piece suite.

To the front is a low-maintenance graveled garden with a pathway to the front entrance door. To the rear is a secure driveway for at least two cars with gated access to the rear garden, garage, and rear garden laid to lawn and shrubbery, fencing to the boundaries, decked area, and patio area. Potential to further extend subject to planning permission and buyer's needs.

A viewing is HIGHLY recommended to appreciate the size and location of this superb family home- Contact the office now to arrange your viewing.



## Front of Property

The property sits on good sized plot with a low maintenance gravel front garden. Pathway to the front entrance. Driveway providing off the road parking. Shrubbery and trees. Hedging and fencing surrounding. Gated access to rear of property.

## Entrance Hallway

11'02 x 6'02 approx (3.40m x 1.88m approx)

Modern double glazed composite entrance door to the front elevation. UPVC double glazed panels to the front elevation. Laminate flooring. Wall mounted radiator. Ceiling light point. Under the stairs storage cupboard. Carpeted staircase to First Floor Landing. Internal doors leading into Living Room & Kitchen Diner

## Living Room

13'07 x 12'1 approx (4.14m x 3.68m approx)

UPVC double glazed bay fronted window to the front elevation. Laminate flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Feature fireplace incorporating living flame gas fire. Built-in bookshelf

## Kitchen Diner

24'4 x 9'2 approx (7.42m x 2.79m approx)

UPVC double glazed window to the rear elevation. Tiled flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light points. Range of contemporary wall base and drawers units with laminate worksurfaces above. Sink with modern swan neck dual heat tap above. Integrated eye level double oven. 4 ring ceramic hob with stainless steel and glass extractor unit above. Space and plumbing for automatic washing machine. Space and plumbing for freestanding dishwasher. Space and point for freestanding fridge freezer. Wall mounted gas central heating combination boiler providing hot water and central heating to the property housed with matching cabinet. Ample space for dining table. UPVC double glazed door to the side elevation leading to the enclosed rear garden. UPVC double glazed French doors leading into the Conservatory

## Conservatory

11'11 x 9'8 approx (3.63m x 2.95m approx)

UPVC double glazed windows to the side and rear elevations. Large format tiled flooring. Wall mounted radiator. Wall light points. UPVC double glazed French doors to the side elevation leading to the enclosed rear garden.

## First Floor Landing

UPVC double glazed window to the side elevation. Carpeted flooring. Ceiling light point. Loft access hatch. Internal doors leading into Bedroom 1, 2, 3 and Family Bathroom

## Bedroom 1

13'11 x 12'5 approx (4.24m x 3.78m approx)

UPVC double glazed bay fronted window to the front elevation. Laminate flooring. Wall mounted radiator. Ceiling light point. Built-in wardrobes providing ample additional storage space.

## Bedroom 2

11'08 x 8'11 approx (3.56m x 2.72m approx)

UPVC double glazed window to the rear elevation. Laminate flooring. Wall mounted radiator. Ceiling light point

## Bedroom 3

7'07 x 7'04 approx (2.31m x 2.24m approx)

UPVC double glazed window to the front elevation. Laminate flooring. Wall mounted radiator. Ceiling light point

## Family Bathroom

8'01 x 5'10 approx (2.46m x 1.78m approx)

UPVC double glazed window to the rear elevation. Tiled flooring. Mosaic tiled splashbacks with inset mirrors. Wall mounted chrome towel radiator. Ceiling light point. 3 piece suite comprising of a panel bath with hot and cold taps and mains fed shower above, floating vanity wash hand basin with dual heat tap and storage cupboards below and a low level flush WC

## Rear of Property

The property benefits from a larger than average enclosed rear garden with a large paved patio area steps leading to laid to lawn gardens, decked area and stone area. Shrubbery and trees planted to the borders. Fencing surrounding. Access into Freestanding Garage. Secure gated driveway to the rear elevation. Outside tap and external power.

## Garage

Freestanding garage offering useful additional storage space.

## Council Tax

Local Authority Gedling

Council Tax band B

## Agents Notes: Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 15mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone, EE, Three

Sewage – Mains supply

Flood Risk – Surface Water : High

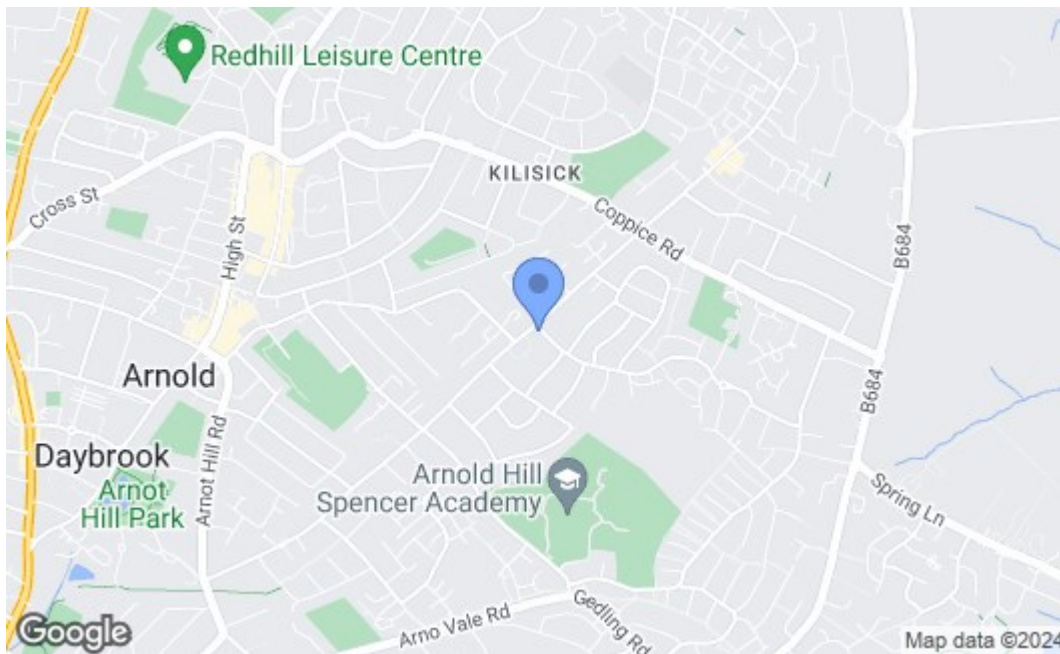
Flood Defences – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		72	
(69-80) C			
(55-68) D			
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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.