



Ashington Drive
Arnold, Nottingham NG5 8GH

A THREE-BEDROOM, MODERN IMPROVED
DETACHED FAMILY HOME IN ARNOLD,
NOTTINGHAM.

Guide Price £335,000 - £345,000 Freehold



** IDEAL FAMILY HOME - GUIDE PRICE £335,000 - £345,000 **

Robert Ellis Estate Agents are delighted to bring to the market this fantastic THREE-BEDROOM, MODERN IMPROVED 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 Redhill Academy and Richard Bonington Primary & Nursery within the area, making it ideal for growing families.

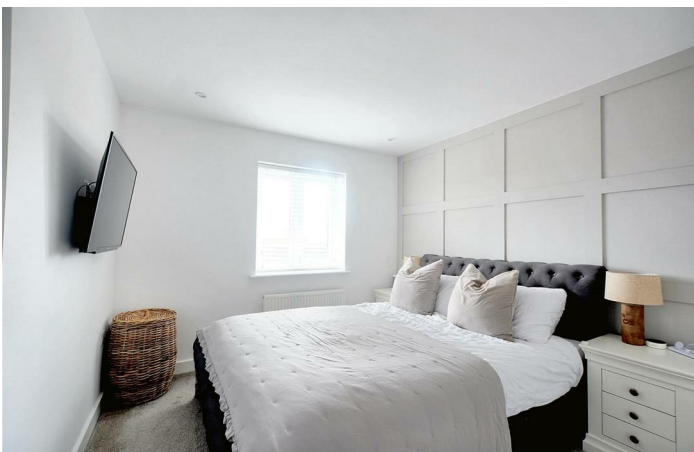
Driving the benefits you would expect from a modern property such as full gas central heating and double glazing throughout. However, the current owners have greatly improved the property with gardens to the front and rear along with feature paneling within the property.

Upon entry, you are greeted by the hallway which leads through the living room with a window overlooking the front garden. Off the living room through door is the inner lobby allowing access to the ground floor WC and utility room. This in turn leads to the fitted kitchen diner. The kitchen also has French doors opening onto the patio area of the landscaped rear garden with a pergola low maintenance artificial lawn and access to the outside garden room/ beauty room / garage conversion.

Stairs led to landing, first double bedroom with shower room en-suite shower room and walk-in dressing area with fitted wardrobes, second double bedroom, third bedroom with built-in storage and family bathroom.

To the front of the home is a driveway, front garden and secure gated driveway. As previously mentioned, the garage has been converted into a garden room / beauty room however this would make an ideal home office or playroom with double glazed French doors leading to the garden, light, power and air conditioning. The front section remains for storage with up and over door.

This is the ideal property for any growing family. If you would like to arrange your viewing, please contact the office. VIEWING RECOMMENDED.



Entrance Hallway

Modern white composite entrance door to the front elevation. UPVC double glazed window to the side elevation. Carpeted flooring. Wall mounted radiator. Recessed spotlights to ceiling. Part panelling to walls. Carpeted staircase to First Floor Landing. Internal door leading into Living Room.

Living Room

15'02" x 12'05" approx (4.62m x 3.78m approx)
UPVC double glazed window to the front elevation. Engineered feature oak parquet flooring. 2 x Wall mounted radiators. Ceiling light point. Part panelling to walls. Internal door leading into Inner Hallway

Inner Hallway

Tiled flooring. Recessed spotlights to ceiling. Internal doors leading into Kitchen Diner, Utility Room and Ground Floor WC

Kitchen Diner

36'1" x 22'11" x 49'2" x 26'2" approx (11'07" x 15'08" approx)
UPVC double glazed French doors leading to the enclosed landscaped rear garden. UPVC double glazed window to the rear elevation. Tiled flooring. Tiled splashbacks. Wall mounted radiator. Recessed spotlights to ceiling. Range of matching wall base and drawers units incorporating laminate worksurfaces above. Ceramic 1.5 bowl and drainer unit with swan neck dual heat tap above. Integrated AEG oven. 4 ring stainless steel gas hob with extractor unit above. Space and point for freestanding American style fridge freezer with plumbing for cold water and ice dispenser. Ideal gas central heating boiler housed within matching cabinet. Ample space for seating and dining.

Utility Room

6'10" x 4'02" approx (2.08m x 1.27m approx)
Tiled flooring. Recessed spotlights to ceiling. Wall mounted cabinets. Space and plumbing for automatic washing machine. Space and point for freestanding tumble dryer

Ground Floor WC

5'04" x 3' approx (1.63m x 0.91m approx)
Tiled flooring. Wall mounted radiator. Ceiling light point. Extractor unit. Part panelling to walls. Vanity wash hand basin with dual heat tap and a low level flush WC

First Floor Landing

UPVC double glazed window to the side elevation. Carpeted flooring. Recessed spotlights to ceiling. Part panelling to walls. Loft access hatch with pull down wooden ladder leading to part-boarded loft space. Built-in airing cupboard housing hot water cylinder. Internal doors leading into Bedroom 1, 2, 3 and Family Bathroom

Bedroom 1

11'07" x 9'04" approx (3.53m x 2.84m approx)
UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Recessed spotlights to ceiling. Feature panelling to walls. Wall mounted television unit. Archway leading through to Dressing Room

Dressing Room

6'1" x 5'10" approx (1.85m x 1.78m approx)
Carpeted flooring. Recessed spotlights to ceiling. Range of built-in wardrobes providing ample storage space. Internal door leading into En-Suite Shower Room

En-Suite Shower Room

5'03" x 5'10" approx (1.60m x 1.78m approx)
UPVC double glazed window to the rear elevation. Tiled flooring. Tiled

splashbacks. Wall mounted chrome heated towel. Ceiling light point. Extractor unit. Modern white 3 piece suite comprising of a quadrant shower enclosure with mains fed shower above, pedestal wash hand basin with dual heat tap and a low level flush WC

Bedroom 2

26'2" x 39'4" x 6'6" approx (8' x 12'2" approx)
UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Recessed spotlights to ceiling. Feature panelling to walls. Currently utilised as a home office however would make an ideal second bedroom, subject to the buyers needs and requirements

Bedroom 3

26'2" x 26'2" x 22'11" approx (8'8" x 7' approx)
UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Recessed spotlights to ceiling. Part panelling to walls. Built-in wardrobes providing ample storage space.

Family Bathroom

26'2" x 19'8" x 6'6" approx (8' x 6'2" approx)
UPVC double glazed window to the side elevation. Tiled flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light point. Extractor unit. Modern white 3 piece suite comprising of a panel bath with mains fed shower above, pedestal wash hand basin with dual heat tap and a low level flush WC

Front of Property

To the front of the property there is a driveway providing off the road parking, a low maintenance front garden with raised borders housing mature palm trees. Pathway to the front entrance and secure access to the rear of property

Rear of Property

To the rear of the property there is an enclosed landscaped garden featuring a large paved patio area, covered pergola area, artificial lawn providing ease of maintenance, outside lighting, power points, water point, raised borders housing mature palm trees and fencing to the boundaries.

Garden Room / Beauty Room

10'1" x 8'7" approx (3.07m x 2.62m approx)
UPVC double glazed French doors providing access into paved patio area. Luxury Vinyl Tiled flooring. Recessed spotlights to ceiling. Light & Power. Space and plumbing for sink. Wall mounted air conditioning unit providing heat and air conditioning during the summer months. Internal door leading into Store

Store

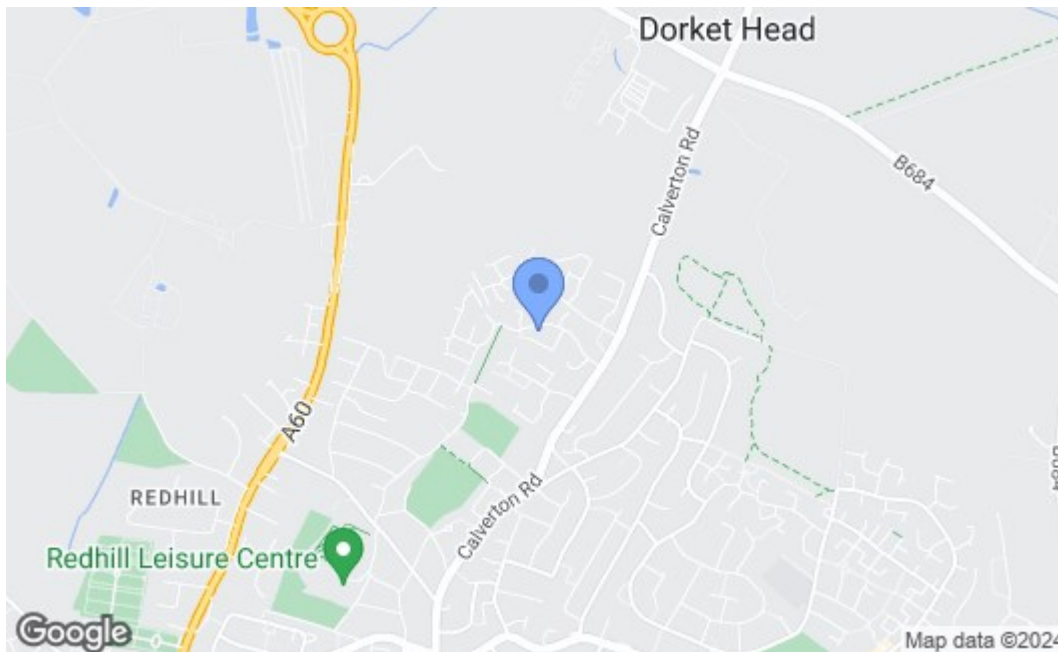
8'11" x 7'01" approx (2.72m x 2.16m approx)
Up and over door to the front elevation. Light & Power. Internal door leading into Garden Room / Beauty Room

Council Tax

Local Authority Gedling
Council Tax band D



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		78	
(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 (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	

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.