



Redhill Road
Arnold, Nottingham NG5 8GX

A THREE BEDROOM, END OF TERRACE
FAMILY HOME SITUATED IN THE HEART OF
ARNOLD, NOTTINGHAM.

Asking Price £260,000 Freehold



**** IDEAL FAMILY PROPERTY ****

Robert Ellis Estate Agents are delighted to offer to the market this EXTENDED THREE-BEDROOM, END-TERRACE 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 families.

Upon entry, you are welcomed into the hallway which leads to the dining area/ family room, open to the bay-fronted lounge. Off the dining area are the ground floor WC and extended breakfast kitchen and conservatory with doors opening onto the rear garden which has a large patio area, laid-to lawn and access to the DOUBLE garage/workshop and driveway.

Stairs leading to the landing, the first double bedroom, second double bedroom, third bedroom and family bathroom with a three-piece suite. Loft ladder leading to the attic room housing the GAS CENTRAL HEATING boiler.

To the front of the property is a low-maintenance landscaped garden with a pathway to the front entrance door and secure gated access to the rear garden.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE, LOCATION and SPECIFICATION of this property! Contact the office before it is too late!



Entrance Hallway

Glazed entrance door to the front elevation. Tiled flooring. Wall mounted radiator. Recessed spotlights to the ceiling. Carpeted staircase to First Floor Landing. Internal door leading into Dining Room / Family Room

Dining Room / Family Room

11'9" x 12'9" approx (3.6 x 3.9 approx)

Carpeted flooring. Wall mounted radiator. Recessed spotlights to the ceiling. Coving to the ceiling. Open archway leading through to Lounge. Internal doors leading into Ground Floor WC and Kitchen. Glazed French doors leading into Conservatory

Lounge

11'9" x 11'9" approx (3.6 x 3.6 approx)

Double glazed bay fronted window to the front elevation. Carpeted flooring. Wall mounted radiator. Recessed spotlights to the ceiling. Coving to the ceiling. Feature log burner with a wooden mantel and tiled hearth. Open archway leading through to Dining Room / Family Room

Ground Floor WC

2'11" x 5'2" approx (0.9 x 1.6 approx)

Sink and low level flush WC

Kitchen

16'4" x 8'2" approx (5 x 2.5 approx)

Double glazed window to the rear elevation. Laminate flooring. Tiled splashbacks. Wall mounted towel radiator. Recessed spotlights to the ceiling. Range of fitted wall and base units incorporating worksurfaces above. 4 ring gas hob with extractor unit above. Integrated eye level double oven. Stainless steel double sink and drainer with dual heat tap. Space and point for freestanding fridge freezer. Space and plumbing for automatic washing machine. Open archway leading through to Conservatory

Conservatory

6'10" x 16'4" approx (2.1 x 5 approx)

Double glazed windows to the side and rear elevations. Double glazed French doors leading to the enclosed rear garden. Laminate flooring. Wall mounted radiator.

First Floor Landing

Carpeted flooring. Wall mounted radiator. Ceiling light point. Loft access hatch with built-in loft ladder. Internal doors leading into Bedroom 1, 2, 3 and Family Bathroom

Bedroom 1

15'5" x 11'5" approx (4.7 x 3.5 approx)

Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in fitted double wardrobes providing additional storage space

Bedroom 2

9'2" x 12'5" approx (2.8 x 3.8 approx)

Double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point

Bedroom 3

8'2" x 8'2" approx (2.5 x 2.5 approx)

Double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point

Family Bathroom

5'6" x 7'6" approx (1.7 x 2.3 approx)

Double glazed opaque window to the side elevation. Tiled flooring. Fully tiled walls. Wall mounted towel radiator. Ceiling light point. 3 piece suite comprising of a panel bath with a dual heat tap with a shower above, vanity wash hand basin with dual heat tap and storage cupboards below and a low level flush WC

Attic Room

11'9" x 15'5" approx (3.6 x 4.7 approx)

Velux roof window to the rear elevation. Wall mounted radiator. Ceiling light point. Built-in fitted wardrobe providing additional storage space. Housing gas central heating combination boiler providing hot water and central heating to the property

Front of Property

To the front of the property there is a gated low maintenance garden with pathway to the front entrance. Brick wall surrounding. Secure gated access to the enclosed rear garden.

Rear of Property

To the rear of the property there is a good sized enclosed rear garden with large laid to lawn area. Fencing, shrubbery, trees and hedging to the boundaries. Summer house providing a covered outdoor seating and entertaining space. Steps to the rear of garden leading to the freestanding double garage

Double Garage

18'1" x 34'1" approx (5.51m x 10.39m approx)

Freestanding sectional concrete double garage with up and over doors

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 – No flooding in the past 5 years

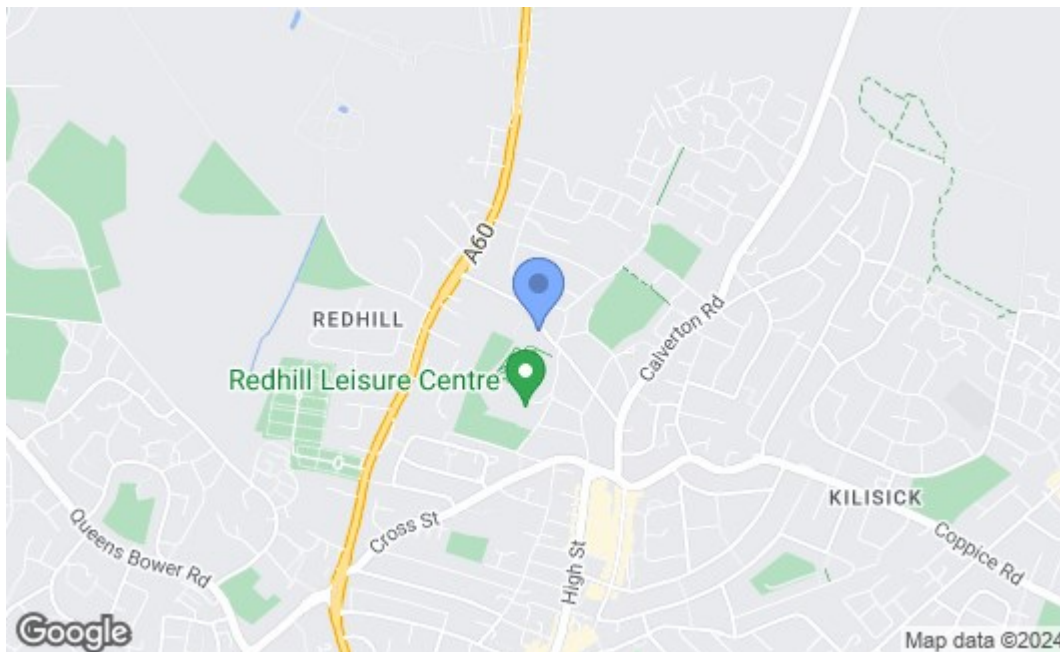
Flood Defences – No

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			
(81-91) B			
(69-80) C		72	83
(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			
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.