



Thales Drive  
Arnold, Nottingham NG5 7NF

**£230,000 Freehold**

A THREE BEDROOM, THREE STOREY  
TOWN HOUSE SITUATED IN ARNOLD,  
NOTTINGHAM.



\*\* IDEAL FAMILY HOME \*\*

Robert Ellis Estate Agents are delighted to present to the market this FANTASTIC THREE BEDROOM, THREE STOREY TOWN HOUSE situated in 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 Pinewood Infant School & Killisick Junior within the area, making it ideal for families.

Upon entry, you are welcomed into the hallway which leads to the downstairs WC, utility room, extended third bedroom and integral storage with up and over garage door.

Stairs lead to landing, open plan kitchen living area with fitted units, Stairs lead to second landing, first bedroom with shower room en-suite, second bedroom and family bathroom featuring a three piece suite.

To the rear is an enclosed, low maintenance garden with patio and stoned areas. The front of the home offers a block paved driveway.

A viewing is a MUST for this FANTASTIC FAMILY HOME - Contact the office to arrange your viewing before it is too late!



### Entrance Hallway

Entrance door to the front elevation. Laminate flooring. Wall mounted radiator. Ceiling light points. Wall mounted electrical consumer unit. Carpeted staircase to the First Floor Landing. Built-in under the stairs storage cupboard. Internal doors leading into Bedroom 1, Ground Floor WC and Utility Room

### Bedroom 1

9'4" x 21'11" approx (2.86 x 6.69 approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Recessed spotlights to the ceiling

### Ground Floor WC

3'2" x 35'1" approx (0.98 x 10.70 approx)

Tiled flooring. Tiled splashback. Wall mounted radiator. Ceiling light point. Low level WC. Extractor fan

### Utility Room

6'6" x 6'0" approx (1.99 x 1.84 approx)

Glazed rear entrance door leading to the enclosed rear garden. UPVC double glazed window to the rear elevation. Tiled flooring. Tiled splashback. Wall mounted radiator. Ceiling light point. Base units with worksurfaces over. Stainless steel sink and drainer unit with dual heat tap. Extractor fan. Space and plumbing for a automatic washing machine

### First Floor Landing

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Carpeted staircase to the Second Floor Landing. Open through to open plan Lounge Kitchen Diner

### Lounge Kitchen Diner

16'2" x 16'1" approx (4.95 x 4.91 approx)

UPVC double glazed windows to the front and rear elevations. Laminate flooring. Tiled splashbacks. Wall mounted radiators. Ceiling light points. Recessed spotlights to the ceiling. Range of fitted wall and base units incorporating worksurfaces above. Stainless steel double sink and drainer unit with swan neck dual heat tap. Integrated electric oven. 4 ring gas hob with extractor unit above. Space and plumbing for an automatic washing machine or freestanding dishwasher. Space and point for freestanding fridge freezer. Ample space for seating and dining

### Second Floor Landing

Carpeted flooring. Ceiling light point. Built-in storage cupboard housing combination boiler. Internal doors leading into Bedroom 2, 3 and Family Bathroom

### Bedroom 2

11'5" x 10'11" approx (3.48 x 3.34 approx)

UPVC double glazed window and Velux roof window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in wardrobes. Internal door leading into the En-Suite Shower Room

### En-Suite Shower Room

Linoleum flooring. Tiled splashback. Wall mounted radiator. Recessed spotlights to the ceiling. Extractor fan. Modern 3 piece suite comprising of a walk-in shower enclosure with mains fed shower above, pedestal wash hand basin with dual heat tap above and a low level WC. Extractor fan

### Bedroom 3

9'3" x 9'8" approx (2.83 x 2.96 approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Loft access hatch

### Family Bathroom

5'6" x 6'7" approx (1.70 x 2.03 approx)

Velux roof window to the rear elevation. Linoleum flooring. Tiled splashback. Wall mounted radiator. Recessed spotlights to the ceiling. Extractor fan. Modern 3 piece suite comprising of a panel bath with dual heat, pedestal wash hand basin with dual heat tap above and a low level WC. Extractor fan

### Front of Property

To the front of the property there is a driveway providing off the road parking, shrubbery and trees surrounding. Access into Integral Storage

### Rear of Property

To the rear of the property there is an enclosed low maintenance rear garden with a patio, stone and pebbled area with fencing surrounding. Rear access gate.

### Integral Storage

9'10" x 3'11" approx (3 x 1.2 approx)

Internal Storage. Up and over door

### Agents Notes: Additional Information

Council Tax Band: C

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

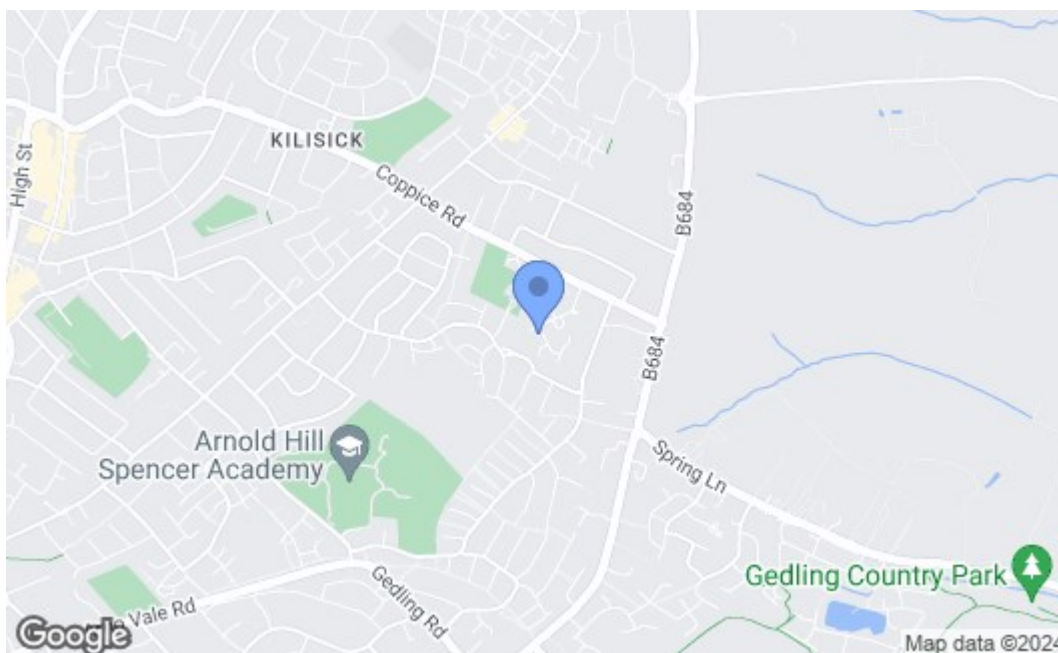
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(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			
<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	

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.