



Homefield Avenue  
Arnold, Nottingham NG5 8FZ

**Guide Price £200,000 Freehold**

**\*\*GUIDE PRICE £200,000 - £210,000!\*\***  
A THREE BEDROOM, SEMI DETACHED  
FAMILY HOME SITUATED IN ARNOLD,  
NOTTINGHAM.



\*\*GUIDE PRICE £200,000 - £210,000!\*\*

\*\* IDEAL FIRST TIME BUY \*\*

Robert Ellis Estate Agents are delighted to offer to the market this FANTASTIC THREE BEDROOM, SEMI 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 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 lounge diner, kitchen with fitted units and downstairs WC. Stairs lead to landing, first bedroom, second bedroom, third bedroom and family bathroom featuring a three piece suite.

To the rear is an enclosed garden offering decking with pergola, steps leading up to the laid to lawn with flower beds/shrubbery and a timber store.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this IDEAL FAMILY HOME- Contact the office now to arrange your viewing before it is too late!



#### Entrance Hallway

6'6" x 11'7" approx (1.99 x 3.532 approx)

Opaque front door. Tiled flooring. Wall mounted radiator. UPVC double glazed window. Under stairs storage cupboard

#### Lounge Diner

10'2" x 20'9" approx (3.10 x 6.35 approx)

Carpeted flooring. Wall mounted radiator. UPVC double glazed window

#### Kitchen

9'3" x 10'4" approx (2.84 x 3.17 approx)

UPVC double glazed window and door to the rear, fitted with a modern range of wall, base and drawer units with oak block work surface over. Integrated electric double oven, gas hob and extractor over, sink and drainer unit with mixer tap and tiled splashbacks, integrated fridge and freezer.

#### Ground Floor WC

4'9" x 3'9" approx (1.47 x 1.15 approx)

Wall mounted sink with hot and cold taps. Low level flush W/C. Fully tiled walls. Tiled flooring, Wall mounted radiator. UPVC double glazed window

#### First Floor Landing

12'3" x 7'1" approx (3.75 x 2.17 approx)

Carpeted flooring. Storage cupboard (1.01 x 1.16 m approx) Access to Bedroom 1, 2, 3 & Family Bathroom

#### Bedroom 1

11'3" x 10'9" approx (3.43 x 3.28 approx)

Carpeted flooring. Wall mounted radiator. UPVC double glazed window

#### Bedroom 2

13'4" x 9'10" approx (4.08 x 3.01 approx)

Carpeted flooring. Wall mounted radiator. UPVC double glazed window

#### Bedroom 3

9'3" x 7'9" approx (2.83 x 2.38 approx)

Carpeted flooring. Wall mounted radiator. UPVC double glazed window

#### Family Bathroom

7'1" x 6'0" approx (2.18 x 1.83 approx)

Bath with hot and cold taps with handheld shower unit over. Sink with hot and cold taps. Low level flush W/C. Fully tiled walls. Tiled flooring, Wall mounted radiator. UPVC double glazed opaque window

#### Front of Property

To the front of the property there is a tiered garden with laid to lawn to first level and stoned flower beds to second level. Steps leading to property. On street parking

#### Rear of Property

To the rear of the property there is an enclosed rear garden with a sheltered deck area with steps that lead to laid to lawn. Flowerbeds and shrubbery to boundaries.

#### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

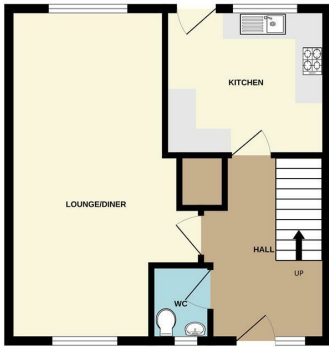
Non-Standard Construction: No

Any Legal Restrictions: No

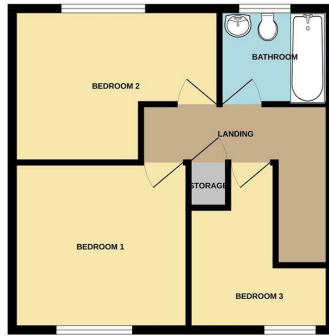
Other Material Issues: No



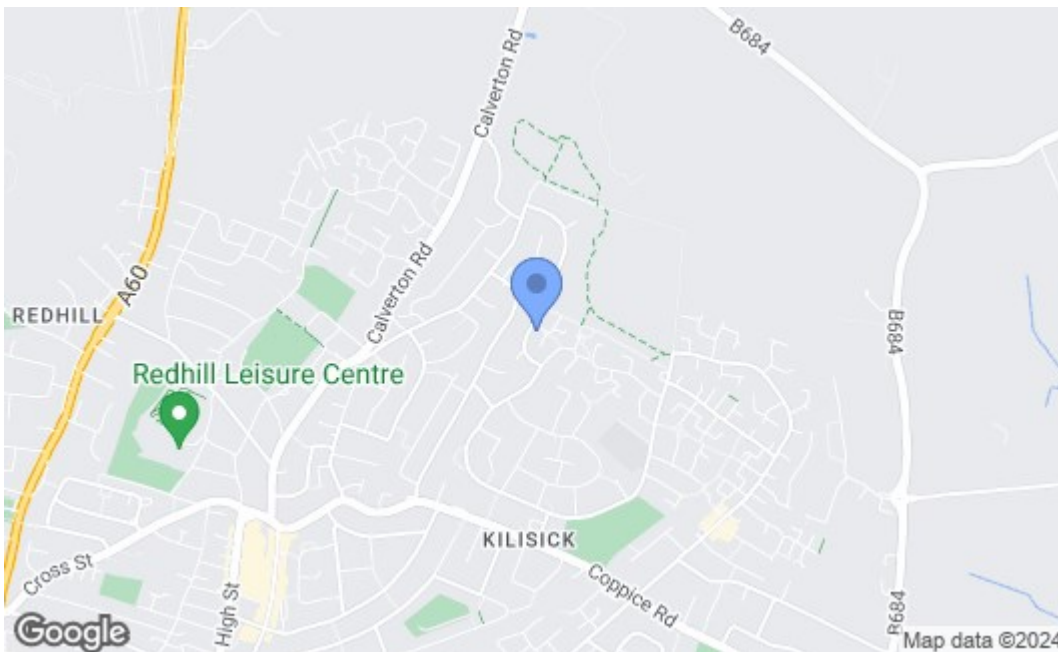
GROUND FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 855 sq.ft. (79.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(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.