



**Wembley Road  
Arnold, Nottingham NG5 6RP**

A THREE BEDROOM, SEMI DETACHED  
FAMILY HOME SITUATED IN THE HEART OF  
ARNOLD, NOTTINGHAM.

**Guide Price £230,000 - £240,000 Freehold**





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Robert Ellis Estate Agents are delighted to present this fantastic three-bedroom, semi-detached family home in Arnold, Nottingham.

Located near Arnold town centre, the property offers easy access to local amenities, shops, restaurants, and transport links to Mapperley and Nottingham City centre. Nearby schools include Redhill Academy and Richard Bonington Primary & Nursery, making it ideal for families.

The property benefits from being recently refurbished; including new carpets and flooring, walls repainted, a modern refitted kitchen with built-in appliances and a brand new refitted 3 piece bathroom suite.

The entrance porch leads into entrance hallway, an open lounge/dining room and a modern refitted kitchen with granite worktops. The first floor features three good-sized bedrooms and a modern refitted family bathroom.

The rear offers an enclosed low-maintenance garden with multiple patio areas, flower beds, and shrubbery. The front has a block-paved driveway for at least two cars, leading to a freestanding brick-built garage.

Viewing is a must to appreciate the size, location, and standard of this opportunity. Contact the office now to book your appointment!



### Entrance Porch

5'5 x 2'2 approx (1.65m x 0.66m approx)

UPVC double glazed door to the front elevation leading into the Entrance Porch with UPVC double glazed windows to the side. Modern linoleum flooring. Ceiling light point

### Entrance Hallway

11'04 x 6' approx (3.45m x 1.83m approx)

UPVC double glazed door to the front elevation leading into the Entrance Hallway with UPVC double glazed windows to the side. Modern linoleum flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Dado rail. Built-in under the stairs storage cupboard. Carpeted staircase to the First Floor Landing. Internal door leading into the Lounge and Kitchen

### Lounge

12'1 x 10'3 approx (3.68m x 3.12m approx)

UPVC double glazed picture window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Dado rail. Feature Adams style fireplace with tiled hearth and back panel, wooden mantle, cast iron arch inset and living flame gas fire. Archway leading through to Dining Room

### Dining Room

11'2 x 8'10 approx (3.40m x 2.69m approx)

UPVC double glazed sliding doors to the side elevation leading to the enclosed rear garden. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Dado rail

### Kitchen

10'9 x 7'05 approx (3.28m x 2.26m approx)

UPVC double glazed window to the side elevation. Modern linoleum flooring. Recessed spotlights to the ceiling. Coving to the ceiling. Range of modern refitted wall and base units incorporating granite worksurfaces above. Under the counter Belfast sink with swan neck dual heat tap. Integrated Hotpoint oven. 4 ring hob with stainless steel extractor unit above. Integrated fridge and freezer. Integrated dishwasher. Integrated Zanussi washing machine. External UPVC double glazed door to the rear elevation leading to the enclosed rear garden

### First Floor Landing

7'10 x 6'05 approx (2.39m x 1.96m approx)

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

### Bedroom 1

12'11 x 10' approx (3.94m x 3.05m approx)

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

### Bedroom 2

10'11 x 10'1 approx (3.33m x 3.07m approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in storage cupboard housing Baxi gas central heating combination boiler providing hot water and central heating to the property

### Bedroom 3

10'1 x 6'5 approx (3.07m x 1.96m approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in over the stairs cupboard

### Family Bathroom

6'04 x 5'11 approx (1.93m x 1.80m approx)

UPVC double glazed window to the rear elevation. Modern linoleum flooring. Tiled splashbacks. Wall mounted chrome towel radiator. Ceiling light point. Brand new modern 3 piece bathroom suite comprising of a panel bath with dual heat tap and electric shower above, pedestal wash hand basin with dual heat tap with storage cupboards below and a low level flush WC

### Front of Property

To the front of the property there is a driveway providing off the road parking leading to the detached garage and a laid to lawn front garden with shrubbery and hedging and a brick wall to the boundaries. Secure gated access to the rear of the property

### Rear of Property

To the rear of the property there is an enclosed rear garden with a large patio area with ample space for outdoor seating, flower beds, shrubbery, space for a shed, access into the detached garage with brick wall and fencing to the boundaries. Secure gated access to the front of the property

### Garage

Detached brick-built garage with up and over door to the front and glazed access door to the side elevation leading into the enclosed rear garden

### 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

Broadband Speed: Standard 20mbps 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

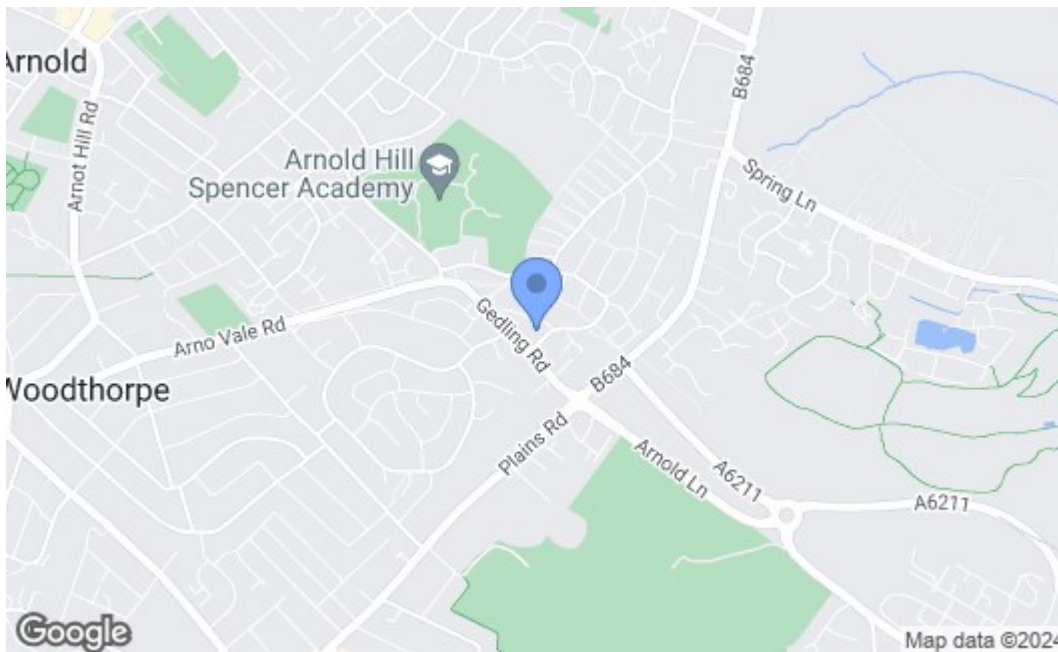
Any Legal Restrictions: No

Other Material Issues: No





Robert Ellis  
ESTATE AGENTS



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.