



Redhill Road  
Arnold, Nottingham NG5 8HA

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

**Guide Price £260,000 - £270,000 Freehold**





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Robert Ellis Estate Agents are proud to present to the market this FANTASTIC THREE BEDROOM, SEMI DETACHED FAMILY HOME situated in ARNOLD, NOTTINGHAM.

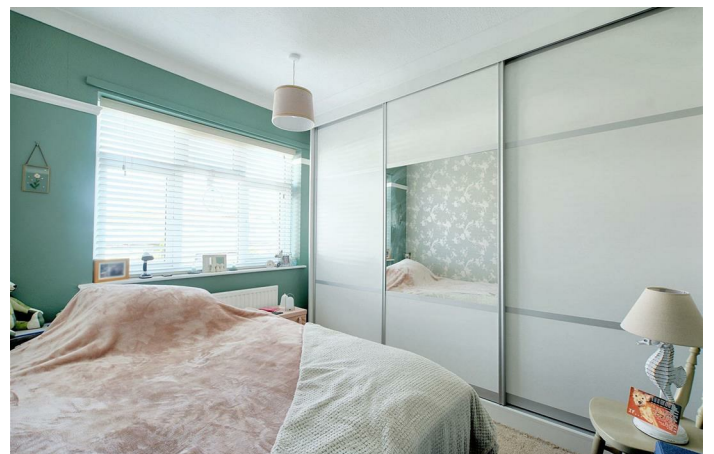
The property is a stone's throw away from Arnold town centre accommodating local amenities, shops, and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City centre and surrounding villages/towns. You have Redhill Academy and Pinewood Infant School & Killisick Junior within the area, making it ideal for families.

Upon entry, you are welcomed into the hallway via the stable front door, through to the lounge with feature fireplace, kitchen with under stair storage cupboard and fitted units. Off the kitchen is the family room with French doors opening onto the patio of the enclosed rear garden.

Stairs lead to landing, first double bedroom with fitted wardrobes, second double bedroom with fitted wardrobes, third bedroom and newly installed bathroom with walk in double shower.

To the rear, the garden offers multiple patio areas with laid to lawn, flower beds/shrubbery, space for a shed and potential for outdoor gym/park space. The front of the home offers a block paved driveway for at least 2 cars.

A viewing is a MUST to appreciate the SIZE and LOCATION of this great opportunity- Contact the office now to arrange your viewing before it is too late!





### Entrance Hallway

4'7" x 4'5" approx (1.41 x 1.35 approx)

UPVC stable front entrance door to the front elevation leading into the Entrance Hallway. UPVC double glazed windows to the front and side elevations. Wooden flooring. Wall mounted radiator. Carpeted staircase to the First Floor Landing. Internal door leading into the Living Room

### Living Room

11'7" x 14'7" approx (3.55 x 4.46 approx)

UPVC double glazed bay fronted window to the front elevation. Wooden flooring. Wall mounted radiator. Picture rail. Feature log burner fireplace with tiled hearth and wooden mantel. Internal door leading into Kitchen

### Kitchen

16'0" x 9'2" approx (4.89 x 2.81 approx)

UPVC double glazed window to the side elevation. Engineered wood flooring. Splashbacks. Wall mounted towel radiator. Range of fitted wall and base units incorporating worksurfaces above. Stainless steel sink and drainer unit with swan neck taps above. 4 ring gas hob with extractor unit above. Space and plumbing for an automatic washing machine. Space and plumbing for an automatic washing machine. Space and point for freestanding fridge freezer. Integrated dishwasher. Access into Pantry Cupboard housing Baxi combination boiler (0.91 x 2.04 m approx) Archway open through to Dining Room

### Dining Room

9'10" x 15'6" approx (3.01 x 4.74 approx)

Feature lantern ceiling window. UPVC double glazed sliding doors leading to the enclosed rear garden. Engineered wood flooring. Wall mounted towel radiator. Recessed spotlights to the ceiling. Coving to the ceiling

### First Floor Landing

7'3" x 5'6" approx (2.23 x 1.68 approx)

UPVC double glazed window to the side elevation. Carpeted flooring. Internal doors leading into Bedroom 1, 2, 3 and Family Bathroom

### Bedroom 1

12'1" x 10'11" approx (3.70 x 3.35 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Picture rail. Built-in double and triple wardrobes

### Bedroom 2

10'0" x 8'4" approx (3.07 x 2.56 approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Picture rail. Built-in sliding door wardrobes (0.42 x 2.91 m approx)

### Bedroom 3

0'9" x 5'7" approx (0.23 x 1.71 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Coving to the ceiling. Loft access hatch

### Family Bathroom

6'10" x 6'9" approx (2.10 x 2.08 approx)

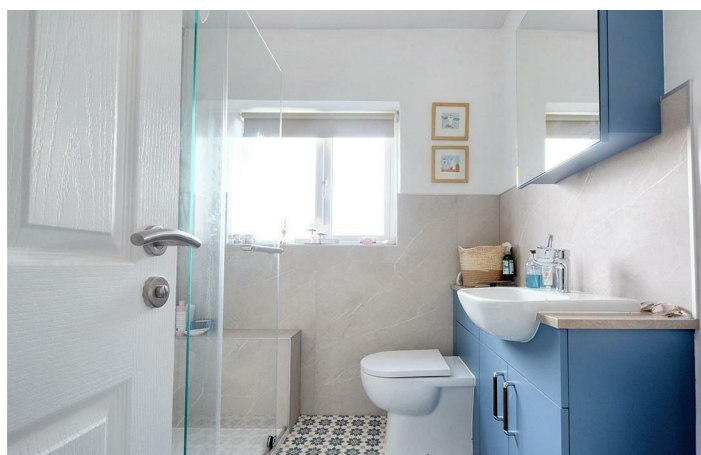
UPVC double glazed opaque window to the rear elevation. Vinyl flooring. Splashbacks. Wall mounted towel radiator. Recessed spotlights to the ceiling. Modern 3 piece suite comprising of a walk-in double shower enclosure with mains fed shower with a waterfall shower head and handheld shower head attachment, composite hand wash basin with dual heat tap and storage cupboards below and a composite WC. Built-in storage cupboard (0.89 x 0.49 m approx)

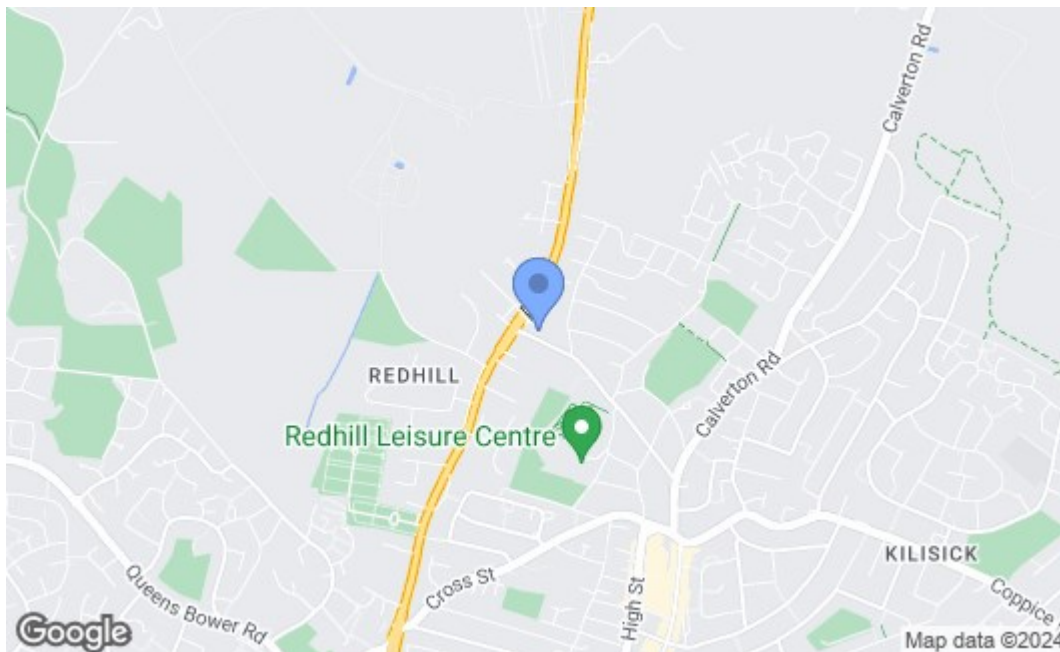
### Front of Property

To the front of the property there is a large block paved driveway providing off the road parking, paved patio area and fencing surrounding. Secure gated access to the rear elevation

### Rear of Property

To the rear of the property there is an enclosed rear garden with a paved patio area, large laid to lawn area with flower beds and shrubbery, pathway leading to a space for a summer house, space for shed, with fencing and hedging surrounding.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		70	
(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.