



Harpole Walk  
Arnold, Nottingham NG5 8LJ

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

**Asking Price £250,000 Freehold**





**\*\* MUST VIEW \*\* IDEAL FOR FIRST TIME BUYERS / INVESTORS/FAMILIES \*\***

Robert Ellis Estate Agents are delighted to offer to the market this fantastic FOUR 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 Richard Bonington Primary & Nursery within the area, making it ideal for families.

Upon entry, you are welcomed into the entrance porch, spacious hallway with two storage cupboards. Off the hallway is the lounge/diner, conservatory, ground floor WC and kitchen with fitted wall and base units. The conservatory allows access to the rear garden which is a low maintenance patio and feature pond. The garden also benefits from having two separate stores.

The stairs leading up to landing, the first bedroom, second bedroom, third and fourth bedroom and family bathroom with a three piece suite.

A viewing is HIGHLY recommended to appreciate the size and location of this fantastic family home - Contact the office to arrange your viewing now!





### Entrance Porch

6'3 x 3'09 approx (1.91m x 1.14m approx)

UPVC double glazed entrance door to the front elevation. UPVC double glazed windows to the front and side elevation. Tiled flooring. Wall light point. Built-in storage cupboard housing electric consumer unit, fuse board and mains water tap. Internal glazed entrance door leading into the Entrance Hallway

### Entrance Hallway

14'2 x 10' approx (4.32m x 3.05m approx)

Laminate flooring. Wall mounted radiator. Ceiling light point. Dado rail. Built-in under the stair storage cupboard. Carpeted staircase to the First Floor Landing. Internal doors leading into Kitchen Diner, Lounge, Large Store and Ground Floor WC

### Kitchen Diner

9'3 x 13'3 approx (2.82m x 4.04m approx)

UPVC double glazed windows to the front and side elevations. Linoleum flooring. Tiled splashbacks. Ceiling light point. Range of fitted wall and base units incorporating laminate worksurfaces above. Stainless steel double sink and drainer unit with dual heat tap. Integrated eye level double Beko oven. 4 ring stainless steel gas hob with extractor unit above. Integrated fridge and freezer. Space and plumbing for automatic washing machine. Ample space for dining table

### Lounge

11'10 x 19'06 approx (3.61m x 5.94m approx)

UPVC double glazed French doors to the rear elevation leading to the Conservatory. UPVC double glazed window to the rear elevation. Laminate flooring. Wall mounted radiators. Ceiling light points. Coving to the ceiling. Dado rail. Feature fireplace with wooden mantle, stone heart and surround, living flame gas fire and additional built-in TV stand

### Conservatory

5'10 x 17'09 approx (1.78m x 5.41m approx)

UPVC double glazed French doors to the rear elevation leading to the enclosed landscaped rear garden. UPVC double glazed windows to the rear and side elevations. Feature mosaic tiled flooring. Wall light points. Power sockets

### Large Store

6'05 x 3'01 approx (1.96m x 0.94m approx)

Ceiling light point. Built-in shelving

### Ground Floor WC

6'06 x 3'05 approx (1.98m x 1.04m approx)

UPVC double glazed window to the front elevation. Laminate flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light point. Vanity wash hand wash basin with dual heat tap and storage cupboard below. Low level WC

### First Floor Landing

Carpeted flooring. Ceiling light point. Loft access hatch. Airing cupboard housing Worcester Bosch gas central heating combination boiler providing hot water and central heating to the property. Internal doors leading into Bedroom 1, 2, 3, 4 and Family Bathroom

### Bedroom 1

11'11 x 9'11 approx (3.63m x 3.02m approx)

UPVC double glazed window to the rear elevation. Laminate flooring. Wall mounted radiator. Ceiling light point. Built-in double wardrobes with over the bed storage cupboards. Built-in dressing table with drawers. Built-in storage drawers

### Bedroom 2

11'05 x 9'03 approx (3.48m x 2.82m approx)

UPVC double glazed window to the rear elevation. Laminate flooring. Wall mounted radiator. Ceiling light point. Built-in double wardrobes with storage cupboards above. Built-in dressing table with drawers

### Bedroom 3

11' x 7'02 approx (3.35m x 2.18m approx)

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

### Bedroom 4

8'02 x 7'02 approx (2.49m x 2.18m approx)

UPVC double glazed window to the front elevation. Laminate flooring. Wall mounted radiator. Ceiling light point. Built-in triple wardrobe with storage cupboards above

### Family Bathroom

6'01 x 5'10 approx (1.85m x 1.78m approx)

UPVC double glazed window to the side elevation. Carpeted flooring. Fully tiled walls. Wall mounted radiator. Ceiling light point. 3 piece suite comprising of a panel bath with hot and cold taps and electric shower above, pedestal wash hand wash basin with hot and cold taps and a low level WC

### Front of Property

The property sits on a corner plot with secure gated access access, pathway to the front entrance and brick wall to the boundaries

### Rear of Property

To the rear of the property there is an enclosed low maintenance rear garden, feature decorative pond, water feature, brick built store, additional concrete sectional store and brick wall and fencing to the 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

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

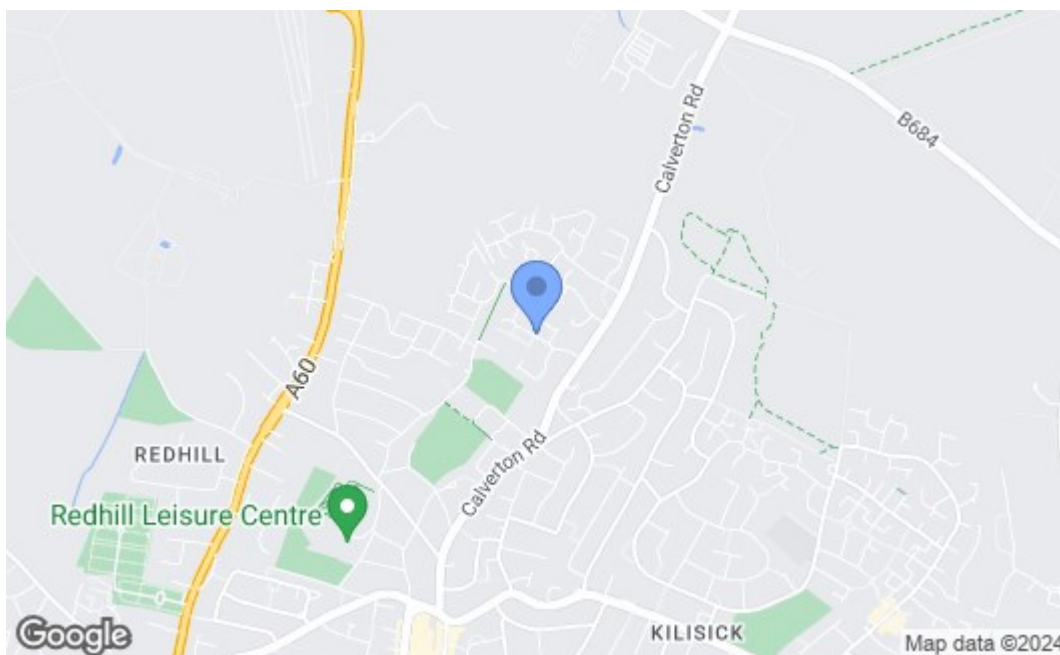
Non-Standard Construction: No

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			87
(81-91) B		74	
(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.