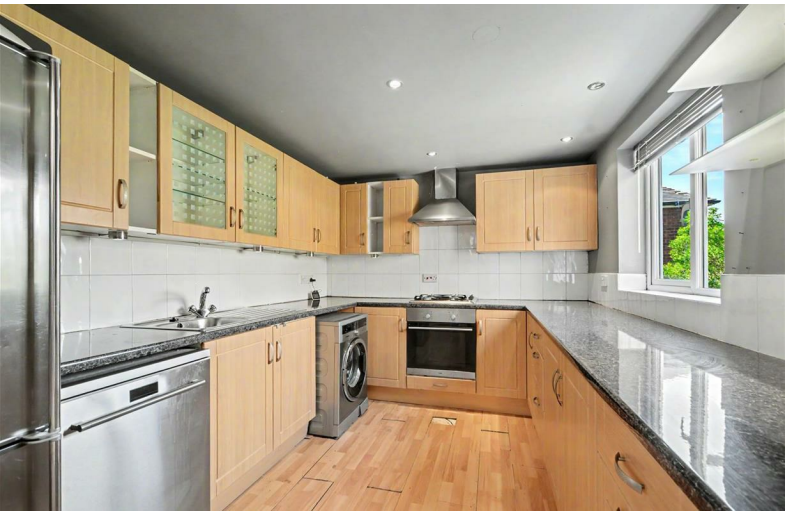
Robert Ellis

look no further...







A CORNER PLOT FOR SALE IN ARNOLD!

Chestnut Grove
Arnold, Nottingham NG5 8BD

Guide Price £220,000 Freehold

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NO CHAIN! MAKE IT YOUR OWN!

Situated on a desirable corner plot in a popular residential area, this well-presented three-bedroom semi-detached home is conveniently located close to Pinewood School, making it an excellent choice for families.

The ground floor offers a welcoming entrance hallway, a spacious lounge with French doors opening onto the rear garden, and a separate dining room flowing into a fitted kitchen with integrated oven and gas hob. A ground floor WC and versatile third bedroom provide additional flexibility for guests, home working, or playroom use.

Upstairs, there are two well-proportioned bedrooms and a modern family bathroom with bath and shower over.

Externally, the property benefits from gardens to the front, side, and rear, taking full advantage of its corner position. The enclosed rear garden features a patio area with pergola, lawned space, and side gated access which is ideal for relaxing or entertaining.





Entrance Hallway
Wooden glazed entrance door tot he front elevation, laminate flooring, storage cupboard, wall mounted radiator, staircase leading to the first floor landing, doors leading off to:

WC
7'10" x 2'11" approx (2.4 x 0.9 approx)
UPVC double glazed window to the front elevation, laminate flooring, WC, handwash basin with mixer tap, wall mounted boiler.

Dining Room
13'1" x 13'1" approx (4.0 x 4.0 approx)
UPVC double glazed windows to the side elevation, wooden glazed door leading out to the rear garden, laminate flooring, wall mounted radiator, archway leading to the kitchen, internal glazed French doors leading through to the lounge.

Kitchen
8'6" x 11'5" approx (2.6 x 3.5 approx)
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, space and plumbing for a washing machine, integrated oven with four ring gas hob over with extractor hood above, space and plumbing for a dishwasher, space and point for a fridge freezer, tiled splashbacks, laminate flooring, recessed spotlights to the ceiling, UPVC double glazed window to the side elevation.

Lounge
10'9" x 20'0" approx (3.3 x 6.1 approx)
UPVC double glazed window to the front elevation, glazed French doors leading out to the rear garden, wall mounted radiators, fireplace, laminate flooring.

First Floor Landing
Carpeted flooring, access to the loft, UPVC double glazed window to the side elevation, doors leading off to:

Bedroom One
12'9" x 10'9" approx (3.9 x 3.3 approx)
UPVC double glazed window, wall mounted radiator, laminate flooring.

Bedroom Two
9'6" x 12'1" approx (2.9 x 3.7 approx)
UPVC double glazed window, wall mounted radiator, laminate flooring.

Bedroom Three
6'6" x 10'9" approx (2.0 x 3.3 approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, laminate flooring.

Bathroom
8'2" x 10'2" approx (2.5 x 3.1 approx)
Tiling to the walls, tiling to the floor, two UPVC double glazed windows, panelled bath with electric shower over, WC, handwash basin with mixer tap over, recessed spotlights to the ceiling, wall mounted radiator, storage cupboard.

Outside

Front of Property
To the front and side of the property there is a lawned garden with gated pathway leading to the front entrance door and walled boundaries.

Rear of Property
To the rear of the property there is an enclosed rear garden with patio area incorporating a pergola, steps leading down to garden laid to lawn, side gated access, fencing to the boundaries.

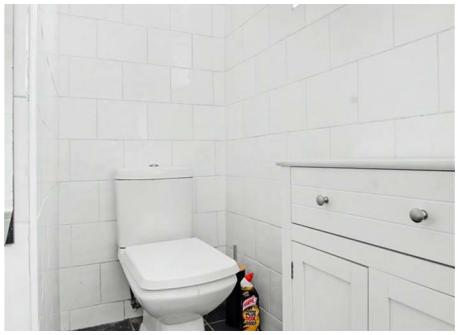
Agents Notes: Additional Information
Council Tax Band: B
Local Authority: Gedling
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 7mbps Ultrafast 1800mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No



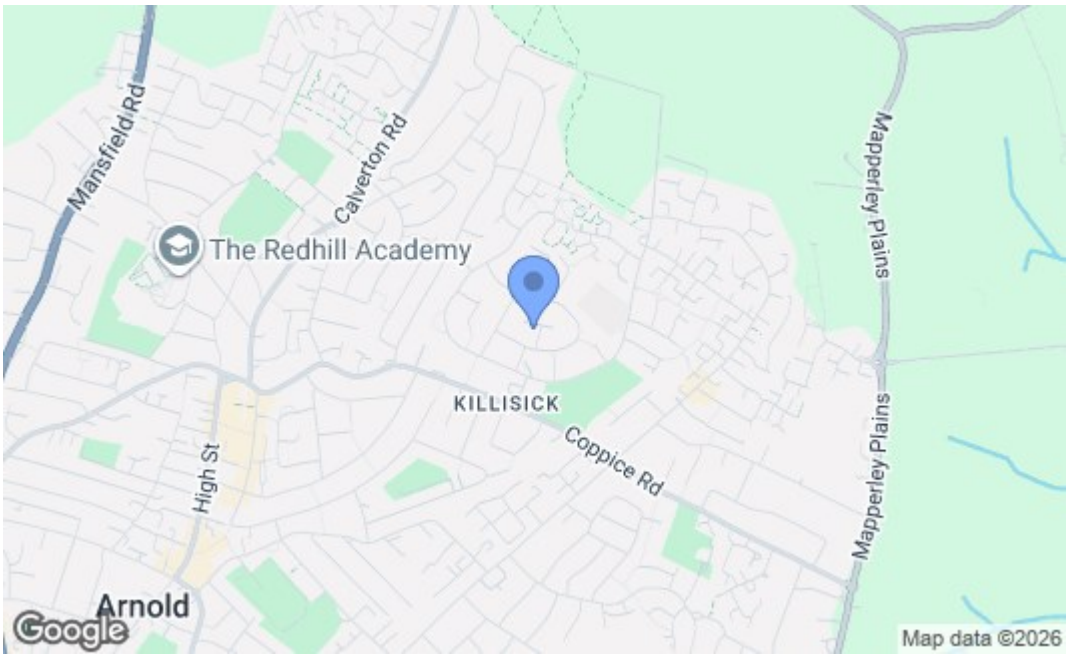


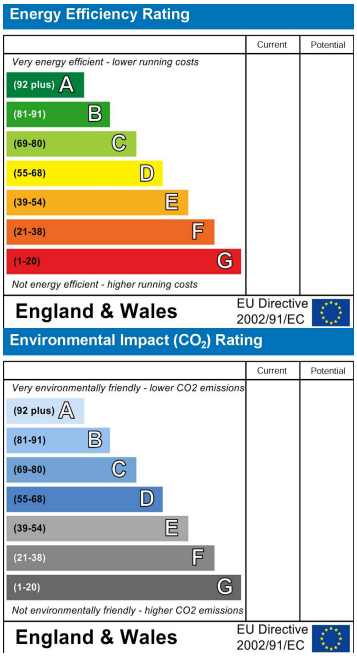












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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