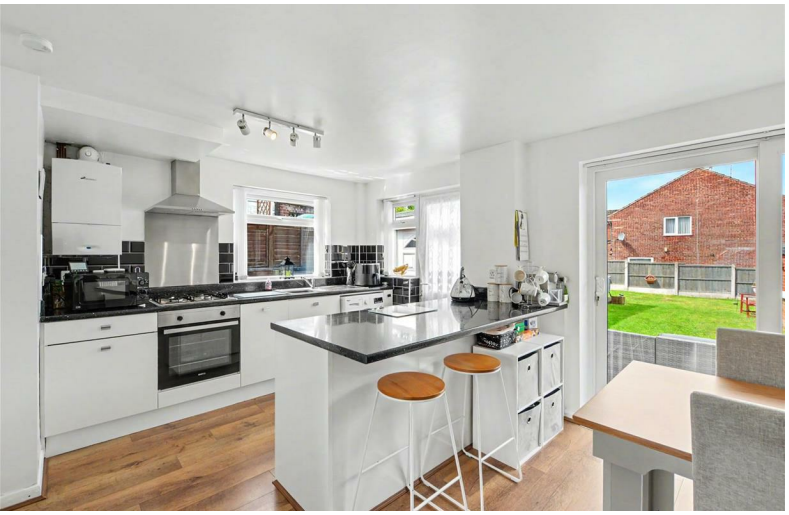
Robert Ellis

look no further...



A WELL PRESENTED FAMILY HOME FOR SALE!

Banks Close
Arnold, Nottingham NG5 6RH

Offers In The Region Of £265,000 Freehold

0115 648 5485

/robertellisestateagent @robertellisea

A beautifully presented three bedroom semi-detached home situated in a popular residential cul-de-sac location within Arnold, offering spacious and modern accommodation throughout, ideal for first-time buyers, young families and a variety of purchasers.

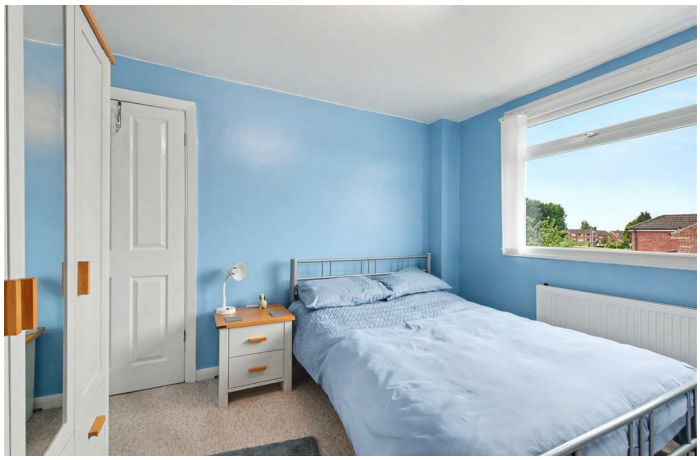
Upon entering the property, you are welcomed by an entrance hall which leads through to the impressive open plan lounge kitchen diner. The lounge area provides a comfortable living space, whilst the modern fitted kitchen offers a range of wall, base and drawer units with integrated appliances and a central island, creating the perfect setting for everyday family life and entertaining. The dining area enjoys access to the rear garden, allowing for a seamless transition between indoor and outdoor living.

To the first floor, the landing provides access to three bedrooms and the family bathroom. The principal bedroom benefits from fitted wardrobes, whilst the second bedroom is a generous double with useful built-in storage. Completing the accommodation is the third bedroom and a well-appointed family bathroom fitted with a three-piece suite and shower over the bath.

Outside, the property enjoys a block paved driveway providing off-road parking and access to the garage. To the rear, there is a great size enclosed garden featuring a patio seating area and lawn, offering an excellent space for relaxing, entertaining and enjoying the warmer months.

Banks Close is conveniently positioned within easy reach of both Arnold town centre and Mapperley Top, where a wide range of shops, supermarkets, cafés, bars, restaurants and everyday amenities can be found. The property is also ideally located for access to well-regarded local schools and excellent transport links, providing straightforward connections to Nottingham city centre and surrounding areas, making it a superb choice for families and commuters alike.

Combining spacious and well-presented accommodation with a great size rear garden, garage and off-road parking, this fantastic home is perfectly suited to modern family living. An early viewing is highly recommended in order to fully appreciate all that this property has to offer.



Entrance Hall
Composite entrance door to the front with double glazed window to the side, carpeted flooring, stairs to the first floor, radiator, understairs storage and door to:

Open Plan Lounge/Kitchen Diner

Lounge Area
9'9 x 12'6 approx (2.97m x 3.81m approx)
The lounge has laminate wood flooring, double glazed window to the front, radiator.

Kitchen Diner
16'2 x 10'5 approx (4.93m x 3.18m approx)
Double glazed windows to the side and rear, double glazed door and sliding door to the rear, radiator, range of wall, base and drawer units with work surfaces over incorporating a sink and drainer with mixer tap, plumbing for a washing machine and slim-line dishwasher, integrated fridge freezer, electric oven with four ring gas burner over and cooker hood above, wall mounted combi boiler, serviced annually, tiled splashbacks and island unit.

First Floor Landing
Carpeted flooring, double glazed window to the side, access to the loft and doors to:

Bedroom 1
12'5 x 8'9 to wardrobes approx (3.78m x 2.67m to wardrobes approx)
Double glazed window to the front, radiator, built-in wardrobes, carpeted flooring.

Bedroom 2
9'5 x 10'4 approx (2.87m x 3.15m approx)
Double glazed window to the rear, radiator, carpeted flooring, built-in storage.

Bedroom 3
6'1 x 9'4 approx (1.85m x 2.84m approx)
Double glazed window to the front, radiator, carpeted flooring.

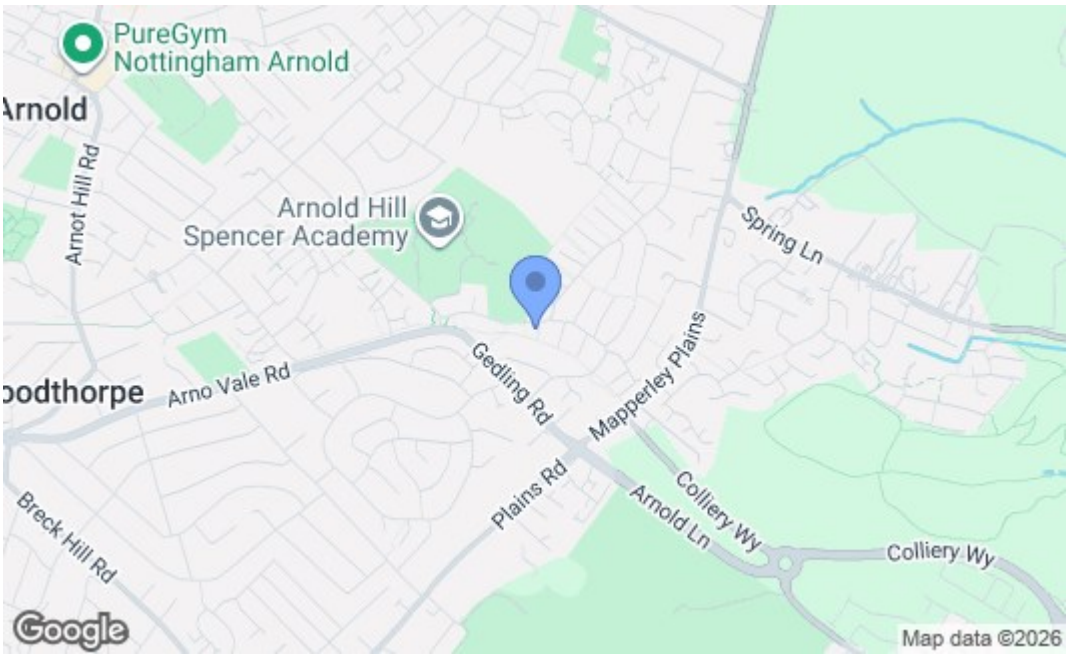
Bathroom
6'5 x 6'7 approx (1.96m x 2.01m approx)
Tiled flooring, tiled splashbacks, double glazed window to the rear, wall mounted heated towel rail, low flush w.c., wash hand basin with mixer tap and bath with mixer tap and a mains fed shower over.

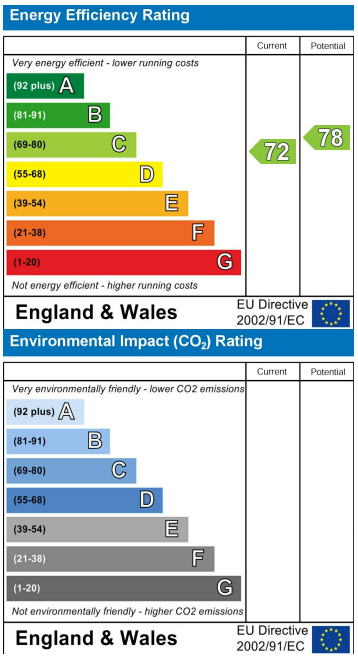
Outside
There is a block paved driveway, lawned garden with wall and fencing to the boundaries.

To the rear there is a patio, lawned garden, seating area, wall and fencing to the boundaries, outside tap.

Garage
19'2 x 7'9 approx (5.84m x 2.36m approx)
Up and over door, power and light.

Additional Information
Council Tax - Nottingham Council Band B
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 13mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – Vodafone, Three, 02, EE
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – 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.

78 Front Street, Arnold, Nottinghamshire, NG5 7EJ
arnold@robertellis.co.uk

0115 648 5485