Robert Ellis

look no further...

Gedling Road
Arnold, Nottingham NG5 6PB

A MUST VIEW FAMILY HOME WITH SO MUCH POTENTIAL!

Offers Over £275,000 Freehold

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Robert Ellis Estate Agents are delighted to bring to the market this spacious four-bedroom detached family home, occupying a generous plot in the highly sought-after area of Arnold. Offering well-proportioned accommodation throughout, this is a fantastic opportunity for buyers looking to put their own stamp on a property and create a home tailored to their own style and taste.

Ideally located close to a range of local shops, well-regarded schools and excellent transport links into Mapperley, Arnold and Nottingham City Centre, the property is perfectly suited to families and a variety of purchasers.

The accommodation comprises an entrance porch leading into the hallway, a spacious lounge diner extending from the front to the rear of the property with sliding patio doors opening onto the garden, a fitted kitchen with integrated oven and hob, and a useful ground floor WC.

To the first floor are four well-sized bedrooms, with the principal bedroom benefiting from fitted wardrobes, together with a family bathroom fitted with a three-piece suite and shower over the bath.

Outside, the property enjoys a driveway providing off-road parking, an integral garage, a front garden and a generous enclosed rear garden, offering plenty of space for outdoor entertaining or family life.

Offering excellent potential throughout, this detached home provides the perfect blank canvas for buyers looking to modernise and make it their own, all within a popular residential location. Early viewing is highly recommended.

Entrance Porch
Double glazed entrance door to the front elevation, double glazed window to the side elevation, wooden door leading to the entrance hallway.

Entrance Hallway
Carpeted flooring, wall mounted radiator, doors leading off to:

Lounge Diner
23'53 x 11'30 approx (7.01m x 3.35m approx)
Double glazed window to the front elevation, double glazed sliding doors to the rear elevation, wall mounted radiator, carpeted flooring, internal glazed window, two wall mounted radiators, gas fire.

Ground Floor WC
7'23 x 2'40 approx (2.13m x 0.61m approx)
Glazed window to the side elevation, WC, handwash basin with separate hot and cold taps.

Kitchen
12'29 approx (3.66m approx)
Double glazed window to the rear elevation, double glazed door to the side elevation, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, space and point for a fridge freezer, wall mounted radiator, space and plumbing for a washing machine, integrated hob with extractor hood over, integrated double oven, tiled splashbacks.

First Floor Landing
Double glazed window to the side elevation, access to the loft, doors leading off to:

Bathroom
8'04 x 5'19 approx (2.54m x 1.52m approx)
Vinyl flooring, double glazed window to the rear elevation, tiled splashbacks, wall mounted radiator, handwash basin with separate hot and cold taps, WC, bath with mains fed shower over.

Bedroom One
12'12 x 11'31 approx (3.66m x 3.35m approx)
Double glazed window to the front elevation, wall mounted radiator, carpeted flooring, built-in wardrobes.

Bedroom Two
11'14 x 11'30 approx (3.35m x 3.35m approx)
Double glazed window to the rear elevation, wall mounted radiator, carpeted flooring.

Bedroom Three
12'22 x 8'87 approx (3.66m x 2.44m approx)
Double glazed window to the front elevation, wall mounted radiator, carpeted flooring.

Bedroom Four
8'05 x 8'56 approx (2.57m x 2.44m approx)
Double glazed window to the rear elevation, wall mounted radiator, carpeted flooring, built-in storage.

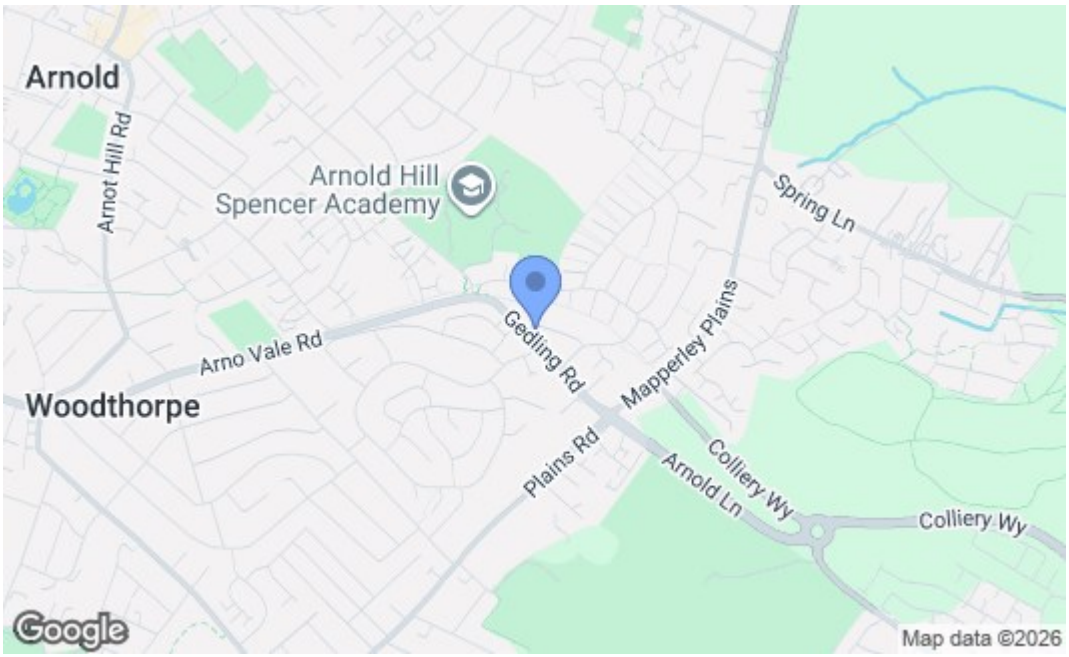
Outside

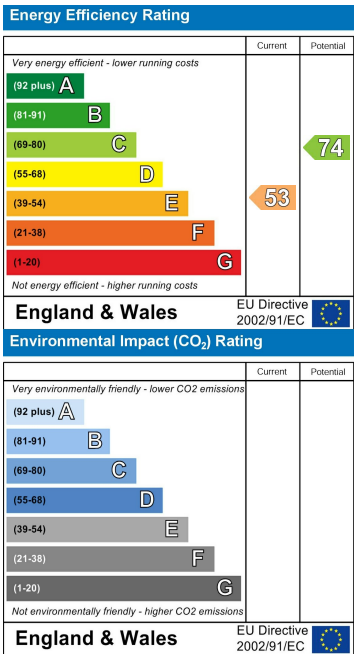
Front of Property
To the front of the property there is a driveway providing off the road parking, access to the garage, garden laid to lawn, access to the rear of the property, hedged and fenced boundaries.

Garage
Up and over door to the front elevation, glazed window to the side elevation, glazed door to the side elevation.

Rear of Property
To the rear of the property there is an enclosed rear garden being laid mainly to lawn with additional patio area, fencing to the boundaries, access to the front of the property.

Agents Notes: Additional Information
Council Tax Band: D
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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