Robert Ellis

*look no further...*







Deer Park Drive,
Arnold, Nottingham
NG5 8SA

**£300,000 Freehold**



A FOUR BEDROOM DETACHED FAMILY HOME SITUATED ON A SPACIOUS CORNER PLOT WITH A DETACHED DOUBLE GARAGE AND DOUBLE DRIVEWAY.

Robert Ellis are pleased to bring to the market this well proportioned four bedroom detached family home, positioned on a generous corner plot in this popular and established residential location in Arnold.

The property offers spacious accommodation arranged over two floors and would make an ideal home for a growing family. To the ground floor, the accommodation includes an entrance hallway with stairs leading to the first floor and a useful cloakroom/W.C. There is a generous living room positioned to the rear of the property with a feature fireplace and sliding patio doors opening directly onto the enclosed rear garden. An archway leads through to the dining area which in turn provides access into the fitted kitchen.

The kitchen is fitted with a range of matching wall and base units with work surfaces over, a 1½ bowl sink, space for a freestanding cooker, plumbing for a washing machine and dishwasher and integrated fridge and freezer. A side door provides convenient access to the garden and garage.
To the first floor there are four bedrooms, with the main bedroom benefiting from an attractive bay window and a comprehensive range of built-in wardrobes and storage. The family bathroom is fitted with a four-piece suite comprising a panelled bath, separate shower enclosure, W.C. and vanity wash hand basin.

One of the particular features of the property is the outside space. The house occupies a spacious corner plot, with lawned gardens to the front and an enclosed garden to the rear which is laid mainly to lawn with a paved patio area and mature shrubs and trees to the borders.
There is also a detached brick-built double garage, measuring approximately 16'10" x 18'3", with an electric double up-and-over door, side access door, window, light and power. A double driveway provides off-road parking.

The property is conveniently positioned for the wide range of facilities and amenities available in Arnold, together with local schools, transport links and access to surrounding areas. An internal viewing is highly recommended to appreciate the size of the accommodation, corner plot and excellent garage and parking facilities on offer. NO UPWARD CHAIN.





Entrance Hallway
5'1 x 7'4 approx (1.55m x 2.24m approx)
Double glazed leaded door to the front with fixed double glazed leaded side panels, radiator, stairs to the first floor, ceiling light point, carpeted flooring and panelled doors to:

Cloaks/w.c.
5'6 x 4'5 approx (1.68m x 1.35m approx)
Double glazed leaded window to the front, pedestal wash hand basin with tiled splashback, low flush w.c., LVT flooring, ceiling light point, radiator.

Living Room
16'9 x 13' approx (5.11m x 3.96m approx)
With sliding double glazed patio doors leading to the enclosed rear garden, feature fireplace incorporating marble hearth, slate and back panel incorporating a Living Flame gas fire, coving, ceiling rose, radiator, archway through to:

Dining Room
9'3 x 9'4 approx (2.82m x 2.84m approx)
Double glazed window to the rear, radiator, coving, tiled floor, archway through to living room and arch through to:

Kitchen
11'9 x 10' approx (3.58m x 3.05m approx)
With a range of matching wall and base units incorporating a roll edged work surface over, 1½ bowl sink with mixer tap, space and point for a free standing cooker, space and plumbing for a washing machine, space and point for a free standing dishwasher, integrated fridge and freezer, mosaic tiled splashbacks, double glazed leaded window to the front, ceiling light point, tiled floor, extractor fan, double glazed leaded door to the side providing access to the garden and garage.

First Floor Landing
Ceiling light point, loft access hatch and panelled doors to:

Bedroom 1
12'2 x 10' approx (3.71m x 3.05m approx)
Double glazed leaded bay window to the front, recessed ceiling spotlights, built-in wardrobes with sliding mirror doors with additional wardrobe and dressing table space for further storage below, bedside shelving units, radiator, ample storage.

Bedroom 2
10'3 x 9'5 approx (3.12m x 2.87m approx)
Double glazed leaded window to the front, radiator, ceiling light point and built-in storage over the stairs.

Bedroom 3
9'2 x 6'4 approx (2.79m x 1.93m approx)
Double glazed window to the rear, radiator, ceiling light point.

Bedroom 4
8'5 x 7'5 approx (2.57m x 2.26m approx)
Double glazed window to the rear, ceiling light point, radiator, built-in wardrobe providing useful storage space with hanging rail and shelving.

Bathroom
5'8 x 8'4 approx (1.73m x 2.54m approx)
Four piece suite comprising of a panelled bath with mixer shower attachment over, low flush w.c., recessed vanity wash hand basin with storage cupboard below, shower enclosure with mains fed shower, tiled splashbacks, ceiling light point, radiator, double glazed window to the rear.

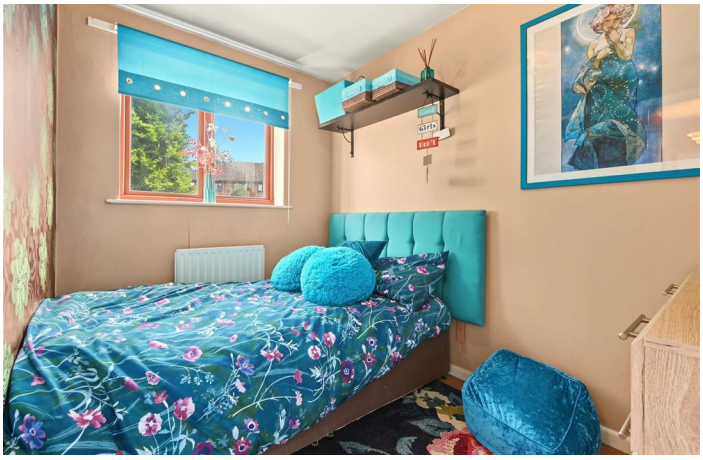
Outside
The property sits on a spacious corner plot with gardens laid to lawn to the front, pathway leading to the front entrance door.

To the rear there is an enclosed garden laid mainly to lawn with paved patio area, mature shrubs and trees to the borders.

Double Garage
16'10 x 18'3 approx (5.13m x 5.56m approx)
Free standing brick built garage, electric double up and over door to the front and side access door and window, light and power and double driveway.

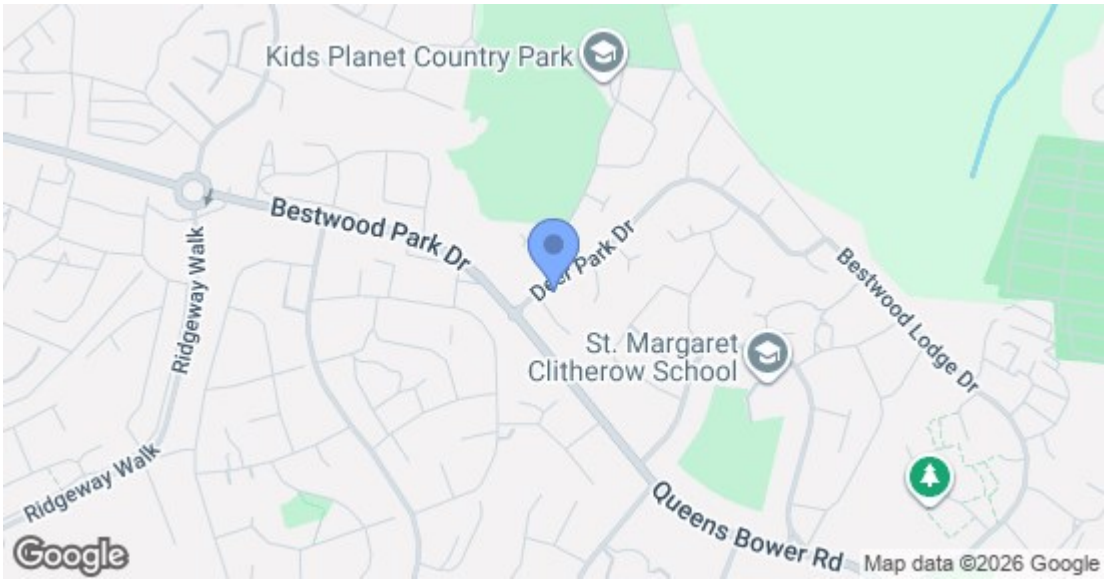
Council Tax
Nottingham Council Band D

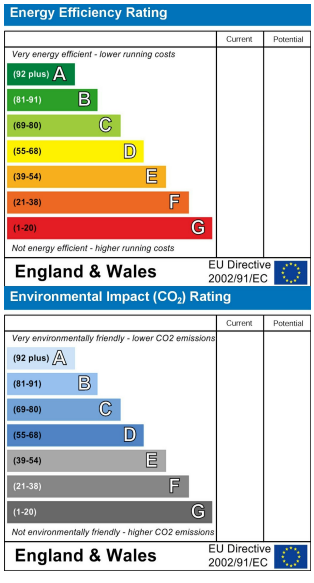
Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 11mbps Superfast 47mbps Ultrafast 5500mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Risk – No flooding 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.