Robert Ellis

look no further...

Sunninghill Rise
Arnold, Nottingham NG5 8ES

A STUNNING HOME FOR SALE IN ARNOLD WITH NO UPWARD CHAIN!

Offers Over £250,000 Freehold

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A beautifully presented and recently modernised two bedroom detached home, situated in a popular residential location within Arnold, offering stylish accommodation throughout, off-road parking, garage and a conservatory overlooking the rear garden.

This unique property has been upgraded to a high standard and is ready for immediate occupation. The accommodation comprises an entrance hallway, ground floor WC, contemporary fitted kitchen with integrated appliances including an induction hob, oven, dishwasher, wine cooler and fridge freezer, together with a spacious open-plan lounge and dining area. The dining space flows through to a bright conservatory, creating an excellent entertaining and family living environment.

To the first floor, the property offers two well-proportioned bedrooms, including a principal bedroom with fitted wardrobes, and a stunning modern bathroom fitted with a four-piece suite comprising bath, separate shower cubicle, vanity wash basin and WC.

Externally, the property benefits from a driveway providing off-road parking and access to the integral garage, whilst to the rear there is an enclosed garden ideal for relaxing and entertaining.

Situated close to local amenities, schools, transport links and leisure facilities, this attractive detached home would make an ideal purchase for first-time buyers, professionals or those looking to downsize without compromise.

Entrance Hallway
UPVC double glazed entrance door to the side elevation with double glazed windows either side, laminate flooring, wall mounted radiator, staircase leading to the first floor landing, doors leading off to:

Ground Floor WC
3'74 x 2'74 approx (0.91m x 0.61m approx)
Laminate flooring, tiled splashbacks, vanity wash hand basin with mixer tap, WC, cupboard housing the boiler.

Kitchen
10'39 x 9'36 approx (3.05m x 2.74m approx)
A range of matching wall and base units with worksurfaces over incorporating a sink and drainer unit with a brass mixer tap, integrated fridge freezer, integrated Zanussi oven with four ring Zanussi induction hob over and extractor hood above, integrated Hotpoint dishwasher, integrated wine cooler, tiled splashbacks, breakfast bar providing additional seating space, UPVC double glazed window to the rear elevation, UPVC double glazed door to the rear elevation, recessed spotlights to the ceiling, laminate flooring, wall mounted radiator.

Open Plan Lounge Diner

Lounge Area
17'20 x 9'44 approx (5.18m x 2.74m approx)
Laminate flooring, two wall mounted radiators, two UPVC double glazed windows to the front elevation, UPVC double glazed door to a Juliet balcony, recessed spotlights to the ceiling, coving to the ceiling.

Dining Area
12'13 x 9'06 approx (3.66m x 2.90m approx)
Laminate flooring, storage cupboard, wall mounted radiator, UPVC double glazed French doors leading through to the conservatory, doorway leading through to the kitchen.

Conservatory
7'58 x 9'06 approx (2.13m x 2.90m approx)
Laminate flooring, UPVC double glazed windows surrounding, UPVC double glazed door giving access to the rear garden, power.

First Floor Landing
Carpeted flooring, access to the loft, wall mounted radiator, doors leading off to:

Bedroom One
10'76 (to the wardrobes) x 9'54 approx (3.05m (to the wardrobes) x 2.74m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring.

Bedroom Two
10'38 x 8'99 approx (3.05m x 2.44m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, built-in wardrobe, carpeted flooring.

Bathroom
8'15 x 5'12 approx (2.44m x 1.52m approx)
Tiled flooring, tiled splashbacks, shower cubicle with matte black mains fed shower over, WC, vanity wash hand basin with matte black mixer tap, panelled bath with matte black mixer tap and shower attachment, heated towel rail, wall mounted mirror.

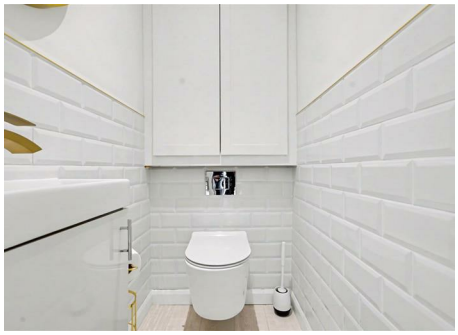
Outside

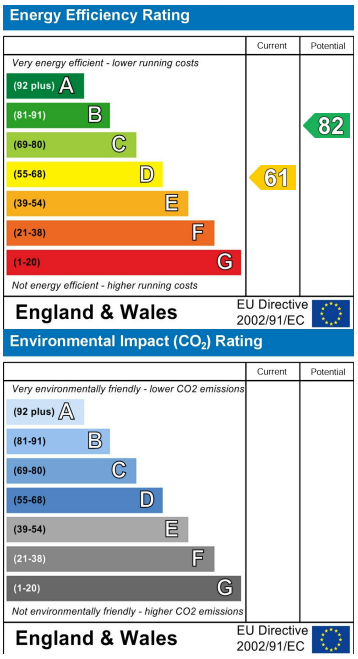
Front of Property
To the front of the property there is a driveway providing off the road parking, access to the garage, steps giving access to the property, tiered front garden.

Garage
Up and over door to the front elevation, space and plumbing for a washing machine, power and lighting.

Rear of Property
To the rear of the property there is an enclosed rear garden with paved patio area, steps leading up to tiered garden incorporating a range of mature plants and shrubbery, fencing to the boundaries, outdoor water tap, side gated access to the front of the property.

Agents Notes: Additional Information
Council Tax Band: C
Local Authority: Gedling
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 9mbps 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
Notes:





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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