Robert Ellis

look no further...







Wembley Road
Arnold, Nottingham. NG5 6RQ

A WELL PRESENTED HOME FOR SALE IN ARNOLD!

Guide Price £240,000 Freehold



GUIDE PRICE £240,000 - £250,000!

Robert Ellis Estate Agents are delighted to bring to the market this three-bedroom semi-detached family home, situated in a popular residential location in Arnold, Nottingham. Offering spacious accommodation, a conservatory, off-road parking and a garage, this property is perfect for first-time buyers, growing families or anyone looking for a home they can make their own.

Upon entering the property, you are welcomed into a spacious lounge featuring a fireplace and useful understairs storage. An opening leads through to the separate dining room, providing a great space for family meals and entertaining. The fitted kitchen offers a range of units, a range-style cooker and space for appliances. Completing the ground floor is a generous conservatory, providing additional living space with direct access to the rear garden.

To the first floor are three well-proportioned bedrooms, two benefiting from built-in storage, alongside a family bathroom fitted with a three-piece suite and shower over the bath.

Outside, the property enjoys a lawned front garden and a driveway providing off-road parking. To the rear is an enclosed garden featuring a paved patio and decked area, ideal for outdoor seating and entertaining, together with access to the garage.

Situated in the sought-after Arnold area, the property is conveniently located close to a variety of local shops, supermarkets, schools and transport links, with Arnold Town Centre and Nottingham City Centre within easy reach.

A fantastic opportunity to purchase a spacious family home in a convenient location, with viewing highly recommended!





Lounge
12'50 x 16'32 approx (3.66m x 4.88m approx)
Composite entrance door to the front elevation, laminate flooring, feature fireplace with tiled hearth and wooden surround, understairs storage, wall mounted radiators, staircase leading to the first floor landing, UPVC double glazed window to the front elevation, opening leading through to the dining room.

Dining Room
10'42 x 8'45 approx (3.05m x 2.44m approx)
Laminate flooring, wall mounted radiator, recessed spotlights to the ceiling, double glazed sliding doors leading through to the conservatory, door leading through to the kitchen.

Kitchen
9'63 x 7'01 approx (2.74m x 2.16m approx)
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, tiled splashbacks, Range cooker with extractor hood over, space and point for a fridge freezer, space and plumbing for a washing machine, wall mounted radiator, UPVC double glazed window to the side elevation, vinyl flooring, door leading through to the conservatory.

Conservatory
13'54 x 8'94 approx (3.96m x 2.44m approx)
UPVC double glazed windows surrounding, UPVC double glazed French doors to the rear elevation, UPVC double glazed door to the side elevation, vinyl flooring, wall mounted radiator, power and lighting.

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

Bedroom One
12'52 x 9'47 approx (3.66m x 2.74m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring.

Bedroom Two
10'51 x 9'42 approx (3.05m x 2.74m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring, built-in storage.

Bedroom Three
9'37 x 6'11 approx (2.74m x 2.11m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring, built-in storage.

Bathroom
Vinyl flooring, UPVC double glazed window to the rear elevation, bath with mains fed shower over, tiled splashbacks, handwash basin, WC, heated towel rail, extractor fan.

Outside

Front of Property
To the front of the property there is a driveway providing off the road parking, garden laid to lawn, walled boundaries.

Rear of Property
To the rear of the property there is an enclosed rear garden with paved patio area, steps leading down to further decked garden, fencing to the boundaries, access to the garage.

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 11mbps 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





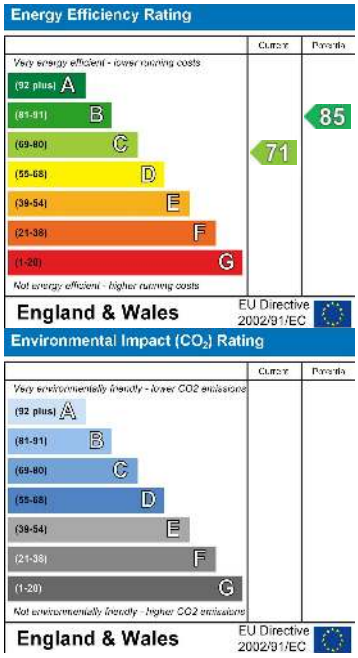












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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