Robert Ellis

look no further...

Worrall Avenue
Arnold, Nottingham NG5 7GN

A THREE BEDROOM SEMI-DETACHED FAMILY PROPERTY

Guide Price £200,000 Freehold

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Guide Price £200,000 - £210,000

Located in the popular residential area of Arnold, this three-bedroom semi-detached family home offers spacious accommodation across two floors and is ideal for a range of buyers.

To the ground floor, the property comprises a welcoming living room, separate dining room, and a conservatory providing additional reception space overlooking the rear garden. There is a fitted kitchen and a useful ground floor W/C, perfect for modern family living.

Upstairs, you'll find three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a driveway providing off-street parking and a generous rear garden ideal for outdoor entertaining or family use.

Offered to the market with no upward chain, this is a fantastic opportunity in a convenient location close to local schools, shops, and transport links. Early viewing is highly recommended.

Entrance Lobby
UPVC double glazed door to the side, stairs to the first floor, wall mounted radiator, ceiling light point, coving to the ceiling and panelled doors to:

Living Room
15'2 x 13'3 approx (4.62m x 4.04m approx)
UPVC double glazed sectional bay window to the front, ceiling light point, coving to the ceiling, dado rail, wall mounted radiator, part panelling to the walls, storage cupboards into chimney recess with additional storage cupboards above, feature fireplace housing TV unit, archway through to:

Dining Area
9'1 x 7'3 approx (2.77m x 2.21m approx)
Ceiling light point, coving to the ceiling, picture rail, part panelling to the walls, serving hatch through to the kitchen, wall mounted radiator, internal French doors to:

Conservatory
9'9 x 16'3 approx (2.97m x 4.95m approx)
UPVC double glazed French doors to the rear garden, UPVC double glazed windows to the side and rear, brick built dwarf wall, tiling to the floor, wall mounted double radiator, light and power.

Fitted Kitchen
9' x 10'6 approx (2.74m x 3.20m approx)
UPVC double glazed window to the rear, range of matching wall and base units incorporating laminate work surface over, tiled splashbacks, tiling to the floor, integrated oven, ceramic hob with extractor hood above, space and point for a free standing fridge freezer, space and point for an automatic washing machine, ceiling light point, ample storage cabinets, wall mounted radiator and glazed door to:

Side Lobby
2'5 x 3'10 approx (0.74m x 1.17m approx)
UPVC double glazed window to the side, dado rail, picture rail, panelled door to:

Ground Floor w.c.
4'2 x 2'11 approx (1.27m x 0.89m approx)
UPVC double glazed window to the side, low flush w.c., wall mounted radiator, tiling to the floor.

First Floor Landing
UPVC double glazed window to the side, coving to the ceiling, loft access hatch, wall mounted radiator, part panelling to the walls and doors to:

Bedroom 1
10'8 x 10'10 approx (3.25m x 3.30m approx)
UPVC double glazed window to the front, coving to the ceiling, ceiling light point, picture rail, part panelling to the walls, wall mounted radiator.

Bedroom 2
8'3 x 9'6 approx (2.51m x 2.90m approx)
UPVC double glazed window to the rear, wall mounted radiator, ceiling light point, coving to the ceiling, Baxi gas central heating combi boiler housed within a matching cabinet with additional storage cupboards above.

Bedroom 3
6'3 x 10'1 approx (1.91m x 3.07m approx)
UPVC double glazed window to the rear, wall mounted radiator, coving to the ceiling, picture rail, ceiling light point, built-in wardrobes offering additional storage space.

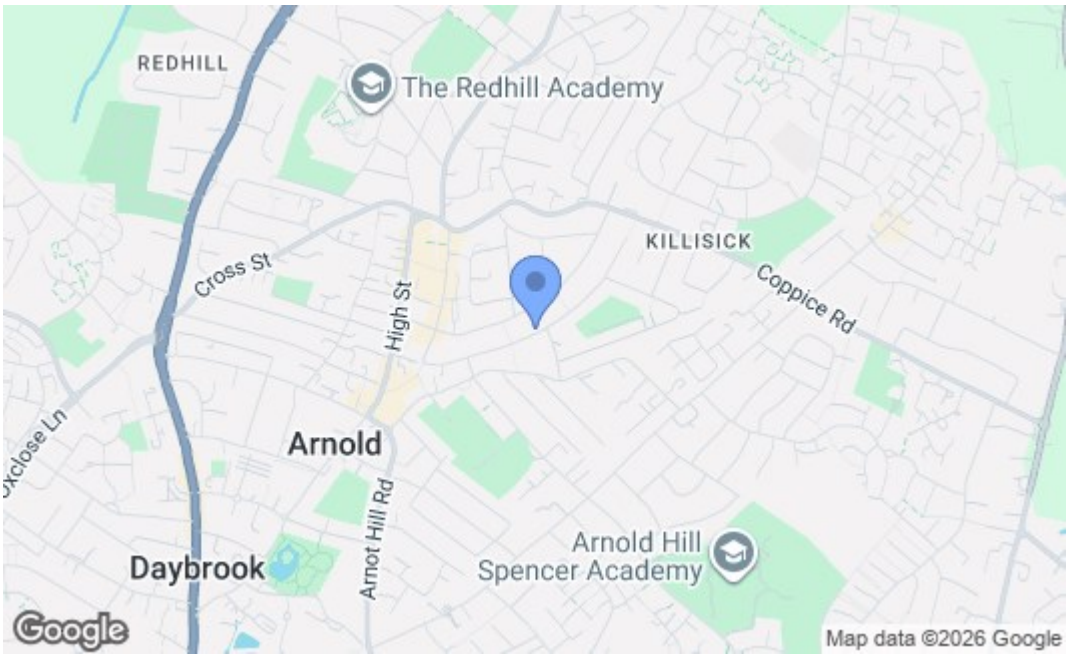
Bathroom
8'1 x 5'10 approx (2.46m x 1.78m approx)
UPVC double glazed window to the front, three piece suite comprising of a panelled bath, low flush w.c., pedestal wash hand basin, heated towel rail, tiled splashbacks, coving to the ceiling, tiling to the floor, storage cupboard with shelving.

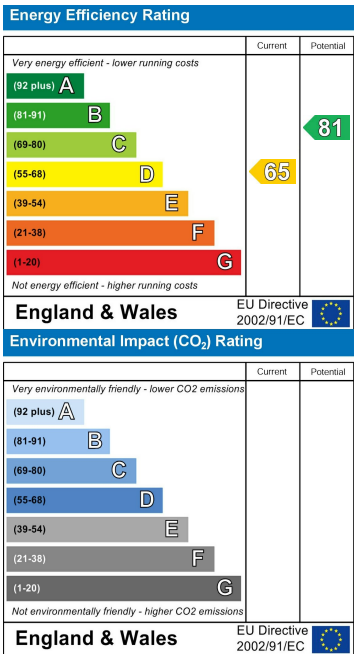
Outside
The property sits on a good size plot with driveway providing off the road vehicle hard standing, garden incorporating mature shrubs and trees and hedges to the boundary.

Further secure gated driveway to the side and to the rear there is a mature garden incorporating shrubs and trees and fencing to the boundaries.

Council Tax
Gedling Borough Council Band A

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 17mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Risk – No, surface water very low
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.

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