Robert Ellis

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Willbert Road
Arnold, Nottingham NG5 8ED

SPACIOUS TWO BEDROOM SEMI-DETACHED HOME

£225,000 Freehold



Robert Ellis Estate Agents are delighted to bring to the market this beautifully presented two-bedroom semi-detached home, situated in the highly sought-after location of Arnold, Nottingham. Offering modern, well-maintained accommodation throughout, this fantastic property would make an ideal purchase for first-time buyers, young professionals or those looking to downsize.

The property enjoys a convenient position within easy reach of Arnold town centre, which offers a wide range of shops, supermarkets, restaurants and local amenities. Excellent transport links provide easy access to Mapperley, Nottingham City Centre and surrounding areas, whilst well-regarded schools, including Redhill Academy and Richard Bonington Primary School, are also nearby.

Upon entering the property, you are welcomed into an entrance hallway which leads through to the spacious open-plan living accommodation, incorporating a comfortable lounge area, dining space and fitted kitchen. The kitchen benefits from a range of matching wall and base units, ample storage and worktop space, whilst a useful understairs storage cupboard provides additional practicality.

To the rear, a conservatory offers further versatile living space with pleasant views over the garden, alongside the added convenience of a ground floor WC.
To the first floor, the landing provides access to two well-proportioned double bedrooms and a modern family bathroom fitted with a three-piece suite.

Externally, the property benefits from off-road parking to the front, whilst to the rear is an attractive, enclosed and beautifully landscaped garden, designed with low maintenance in mind. Featuring paved patio areas, the garden provides an ideal setting for outdoor dining, entertaining or simply relaxing during the warmer months.

This is a fantastic opportunity to acquire a stylish, well-presented home in a popular and convenient residential location, ready for its next owners to move straight into and enjoy.

An internal viewing is HIGHLY RECOMMENDED to fully appreciate the quality of accommodation, presentation and desirable location this wonderful home has to offer.





Entrance Lobby
UPVC double glazed door to the front, stairs to the first floor, wall mounted double radiator, ceiling light point, laminate flooring and internal doors to:

Living Room
12'7" x 12'4" approx (3.86m x 3.78m approx)
UPVC double glazed bay window to the front, wall mounted double radiator, laminate flooring, recessed spotlights to the ceiling, coving, internal glazed door to lobby, aerial and power point for a wall mounted TV, feature pendant lighting, open plan through to:

Kitchen
15'5" x 10'5" approx (4.70m x 3.18m approx)
UPVC double glazed windows to the side and rear and UPVC double glazed door to the conservatory, a range of matching wall and base units incorporating laminate work surface over, four ring stainless steel gas hob with built-in Neff oven below, integrated fridge and freezer, space and plumbing for an automatic washing machine, stainless steel sink with swan neck mixer tap, tiled splashbacks, laminate flooring, stainless steel extractor, recessed spotlights to the ceiling, coving, breakfast bar providing additional seating space and ample space for a dining table, wall mounted double radiator, understairs storage cabinet with a UPVC double glazed window to the side.

Conservatory
10'11" x 6'11" approx (3.33m x 2.11m approx)
UPVC double glazed windows to the side and rear, UPVC double glazed door to the side, tiling to the floor, wall mounted radiator, space and point for a free standing tumble dryer and panelled door to:

Ground Floor WC
Low flush w.c., vanity wash hand basin with tiled splashbacks, UPVC double glazed window to the rear, tiling to the floor, wall mounted gas central heating boiler, recessed spotlights to the ceiling.

First Floor Landing
UPVC double glazed window to the side, recessed spotlights to the ceiling, loft access hatch, coving, panelled doors to:

Bedroom One
10'4" x 9'1" approx (3.15m x 2.77m approx)
UPVC double glazed window to the front, wall mounted radiator, ceiling light point.

Bedroom Two
10'5" x 7'10" approx (3.18m x 2.39m approx)
UPVC double glazed window to the rear, wall mounted radiator, ceiling light point, coving to the ceiling, built-in wardrobes providing ample additional storage space.

Bathroom
10'5" x 7'10" approx (3.18m x 2.39m approx)
A modern white three piece suite comprising of a double ended panelled bath with mains fed shower over, wall hung vanity wash hand basin, low flush w.c., tiling to the floor and walls, UPVC double lgazed window to the rear, chrome heated towel rail, recessed spotlights to the ceiling.

Study/Nursery
UPVC double glazed window to the side, wall mounted radiator, ceiling light point and built-in wardrobe over the stairs.

Outside
To the front of the property there is a block paved driveway providing off road parking, stone wall to the front boundary, fencing and hedges to the sides.

To the rear there is a low maintenance landscaped garden with fencing to the boundaries, gravelled patio area, shrubs to the borders.

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 13mbps 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

















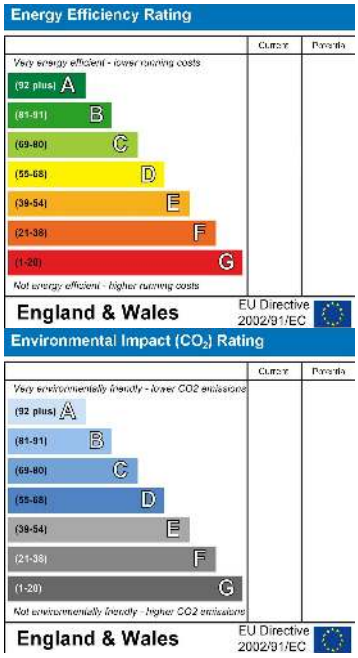

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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