Robert Ellis

look no further...







St. Emmanuel View
Arnold, Nottingham NG5 9QS

A WELL PRESENTED FOUR BEDROOM THREE STOREY TOWN HOUSE SITUATED IN ARNOLD, NOTTINGHAM.

£230,000 Freehold

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** SOLD WITH NO UPWARD CHAIN **

Robert Ellis Estate Agents are delighted to offer to the market this well presented FOUR BEDROOM, THREE STOREY town house situated in Arnold, Nottingham.

Located in the vibrant area of Arnold, this stunning four-bedroom, mid-terrace property offers modern living spread across three spacious floors. Perfect for families or professionals, this home boasts a thoughtfully designed layout, with the open-plan living space situated on the first floor to maximize views and natural light.

Upon entering the property on the ground floor, you'll find a good size bedroom which offers space for a guest room, home office or a children's play room. This floor also features a shower room, store room and a utility room with access to the enclosed rear garden.

Ascending to the first floor, you'll be greeted by a contemporary open-plan living, dining, and kitchen area. This expansive space is flooded with natural light, creating a welcoming and airy environment ideal for entertaining or unwinding with family. The modern kitchen is fitted with high-end appliances, stylish cabinetry, and plenty of counter space, allowing for a functional and elegant cooking and dining experience. The lounge and dining areas seamlessly flow together, making this a versatile space for day-to-day living.

The second floor is home to three additional bedrooms, including the master bedroom which benefits from an en-suite shower room. the second floor landing also leads to the family bathroom with a modern 3 piece suite.

To the front of the property there is a driveway for multiple cars, integral garage and a laid to lawn. To the rear there is an enclosed rear garden with a low maintenance pebble area, paved patio pathway and potential for a laid to lawn.

With easy access to transport links and major roads, commuting to Nottingham and beyond is simple and convenient.

DO NOT MISS OUT CALL US TODAY TO ARRANGE YOUR VIEWING!





Entrance Hallway
UPVC composite entrance door to the front elevation. Double glazed window to the front elevation. Tiled flooring. Wall mounted radiator. Built-in storage cupboard. Staircase to the first floor landing. Internal doors leading into the shower room, utility room, bedroom 4/family room and store room.

Shower Room
2'11" x 9'6" approx (0.9 x 2.9 approx)
Double glazed window to the front elevation. Tiled flooring. Tiled splash backs. Wall mounted heated towel rail. 3 piece suite comprising of a walk-in shower cubicle with a mains-fed above, hand wash basin with mixer tap and a WC.

Utility Room
6'3" x 9'1" approx (1.92 x 2.79 approx)
Double glazed window to the rear elevation. Double glazed door to the rear elevation leading to the enclosed rear garden. Tiled flooring. Tiled splashbacks. Wall mounted radiator. A range of base units with worksurfaces above incorporating a sink and drainer unit with mixer tap above. Space and plumbing for an automatic washing machine. Space and point for a freestanding for a freestanding tumble dryer.

Bedroom 4 / family room
7'8" x 11'11" approx (2.35 x 3.65 approx)
Double glazed window to the rear election. Laminate flooring. Wall mounted radiator.

Store Room
2'11" x 5'10" approx (0.9 x 1.8 approx)
Coat hooks. Ample storage space. Light point.

First Floor Landing
Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Internal door leading into the open plan living kitchen diner.

Open Plan Lounge Kitchen Diner
25'0" x 18'9" approx (7.63 x 5.72 approx)
3 x Double glazed windows to the front and rear elevations. Linoleum and carpeted flooring. 2 x Wall mounted radiators. Spotlights to the ceiling. Wall light points. Coving to the ceiling. A range of wall, base and drawer units with worksurfaces above incorporating a sink and drainer unit with mixer tap above. Integrated electric oven with 4 ring gas hob above. Integrated dishwasher. Integrated fridge freezer. Ample space for dining table.

Second Floor Landing
Carpeted flooring. Loft access hatch. Internal doors leading into bedroom 1, 2, 3 and family bathroom.

Bedroom 1
12'7" x 11'4" approx (3.86 x 3.47 approx)
Double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Fitted mirrored sliding door wardrobes. Internal door leading to the en-suite shower room.

En-Suite Shower Room
5'6" x 4'7" approx (1.7 x 1.4 approx)
Double glazed window to the rear elevation. Tiled flooring. Tiled splash backs. Wall mounted heated towel rail. 3 piece suite comprising of a shower cubicle with a mains-fed above, hand wash basin with mixer tap and a WC.

Bedroom 2
5'10" x 9'8" approx (1.80 x 2.97 approx)
Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator.

Bedroom 3
5'10" x 9'8" approx (1.80 x 2.97 approx)
Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Built-in storage cupboard.

Family Bathroom
5'6" x 6'2" approx (1.7 x 1.9 approx)
Tiled flooring. Tiled splash backs. Wall mounted heated towel rail. Spotlights to the ceiling. 3 piece suite comprising of a bath with mixer tap and mains-fed shower above, hand wash basin with mixer tap and a WC.

Front of Property
To the front of the property there is a driveway providing off the road parking leading to the garage and a laid to lawn garden.

Rear of Property
To the rear of the property there is an enclosed rear garden with a low maintenance pebble area, paved patio pathway, potential for a laid to lawn with fencing surrounding.

Garage
8'6" x 16'4" approx (2.6 x 5 approx)
Up and over door to the front elevation. Light & power.

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 4mbps Ultrafast 5500mbps
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



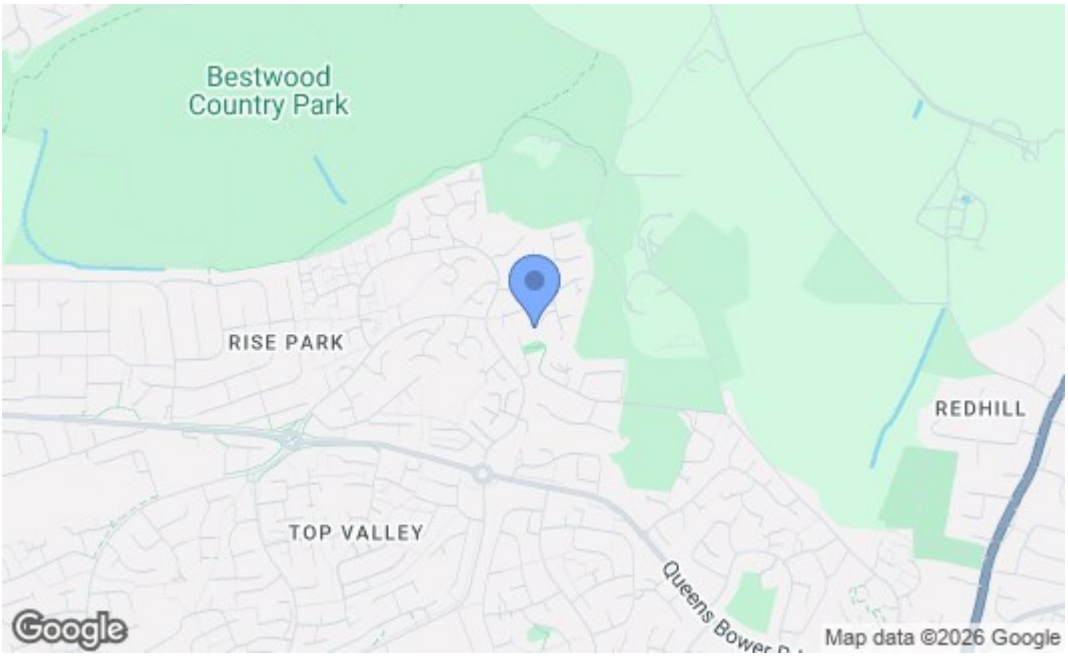


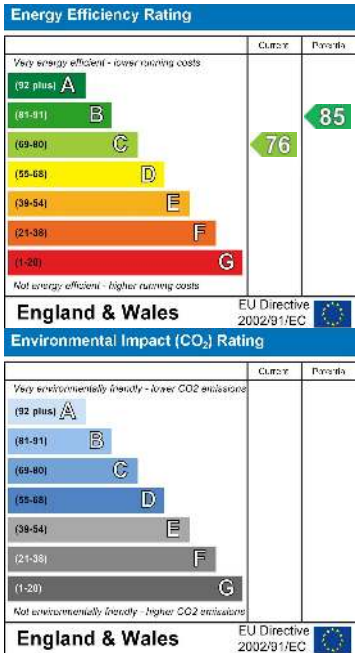












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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