Robert Ellis

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Deer Park Drive
Arnold, Nottingham NG5 8SA

THREE BEDROOM SEMI-DETACHED FAMILY HOME OCCUPYING A GENEROUS CORNER PLOT

Asking Price £230,000 Freehold

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A THREE BEDROOM SEMI-DETACHED FAMILY HOME OCCUPYING A GENEROUS CORNER PLOT, BENEFITING FROM A CONSERVATORY, DRIVEWAY AND GARAGE, AND BEING OFFERED FOR SALE WITH NO UPWARD CHAIN.

Robert Ellis Estate Agents are delighted to bring to the market this well-presented three bedroom semi-detached property, situated in a popular residential location in Arnold, Nottingham.

Occupying a generous corner plot with gardens extending to the front, side and rear, the property offers spacious and versatile accommodation which would make an ideal purchase for first-time buyers, young families or those looking to move into this established residential area.

The property benefits from gas central heating and UPVC double glazing and is conveniently positioned within easy reach of a wide range of local amenities, including shops, schools and regular public transport links. The nearby Bestwood Country Park offers attractive open spaces and woodland walks, whilst Arnold town centre provides a further range of shopping facilities, supermarkets, restaurants and leisure amenities. There is also convenient access to Nottingham city centre and the surrounding areas.

An internal inspection is highly recommended to appreciate the accommodation and outside space this property has to offer.

The accommodation is arranged over two floors and briefly comprises a spacious living room with windows to the front and side elevations, allowing plenty of natural light into the room. There is a feature fireplace incorporating a living flame gas fire, an understairs storage cupboard and a staircase providing access to the first floor. An opening leads through to the fitted kitchen diner, creating a practical and sociable layout for everyday family living.

The kitchen diner is fitted with a range of wall and base units with complementary work surfaces, a sink and drainer, space for a range cooker, fridge freezer and washing machine, together with a breakfast bar and additional space for dining furniture. French doors provide access into the conservatory, which offers a further reception area overlooking the enclosed rear garden and provides an ideal space for relaxing or entertaining, with French doors opening directly onto the garden.

To the first floor, the landing provides access to three bedrooms and the family bathroom. The bedrooms offer flexible accommodation suitable for a growing family, with the third bedroom also lending itself to use as a nursery, home office or dressing room if required. The modern family bathroom is fitted with a three-piece suite comprising a bath with rainfall shower over, wash hand basin and low flush WC, complemented by tiled flooring and a heated towel rail.

One of the particular features of this property is the generous corner plot on which it stands. There are garden areas to the front and side, together with an enclosed rear garden which is predominantly laid to lawn, providing an ideal space for children to play, outside dining and entertaining during the warmer months.

A driveway provides off road parking and leads to the garage, which benefits from power and lighting and offers useful additional storage or secure parking.

Offered for sale with NO UPWARD CHAIN, this is an excellent opportunity to purchase a three bedroom family home with generous outside space, a driveway and garage in a popular and convenient location. Contact the Robert Ellis Arnold office to arrange your viewing and avoid disappointment.





Living Room
13'07 x 15'03 approx (4.14m x 4.65m approx)
UPVC double glazed entrance door to the front elevation, UPVC double glazed windows to the front and side elevations, two wall mounted radiators, carpeted flooring, Adams style feature fireplace with wooden mantle and hearth incorporating an inset living flame gas fire, understairs storage cupboard, staircase leading to the first floor landing, opening through to the kitchen.

Kitchen
9'10 x 15'01 approx (3.00m x 4.60m approx)
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, space and plumbing for a washing machine, space and point for a Range cooker, space and point for a fridge freezer, breakfast bar, tiling to the floor, tiled splashbacks, recessed spotlights to the ceiling, UPVC double glazed French doors leading through to the conservatory, UPVC double glazed window to the rear elevation, wall mounted radiator.

Conservatory
14'04 x 8'5 approx (4.37m x 2.57m approx)
UPVC double glazed windows to the rear and side elevations, UPVC double glazed French doors leading to the enclosed rear garden, tiling to the floor, light and power.

First Floor Landing
UPVC double glazed window to the side elevation, recessed spotlights to the ceiling, doors leading off to:

Bathroom
6'2 x 6'06 approx (1.88m x 1.98m approx)
Double ended bath with rain fall shower over, pedestal wash hand basin, low level flush WC, UPVC double glazed window to the rear elevation, heated towel rail, tiling to the floor, tiled splashbacks, recessed spotlights to the ceiling, extractor fan.

Bedroom One
9'03 x 12'01 approx (2.82m x 3.68m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, recessed spotlights to the ceiling.

Bedroom Two
9'03 x 11'10 approx (2.82m x 3.61m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, recessed spotlights to the ceiling.

Bedroom Three
9'01 x 6'07 approx (2.77m x 2.01m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, loft access hatch.

Outside
The property sits on a corner plot with gardens to the front, side and rear elevations. Brick built garage providing additional secure storage with further driveway for vehicle hardstanding.

Agents Notes: Additional Information
Council Tax Band: B
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 12mbps 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



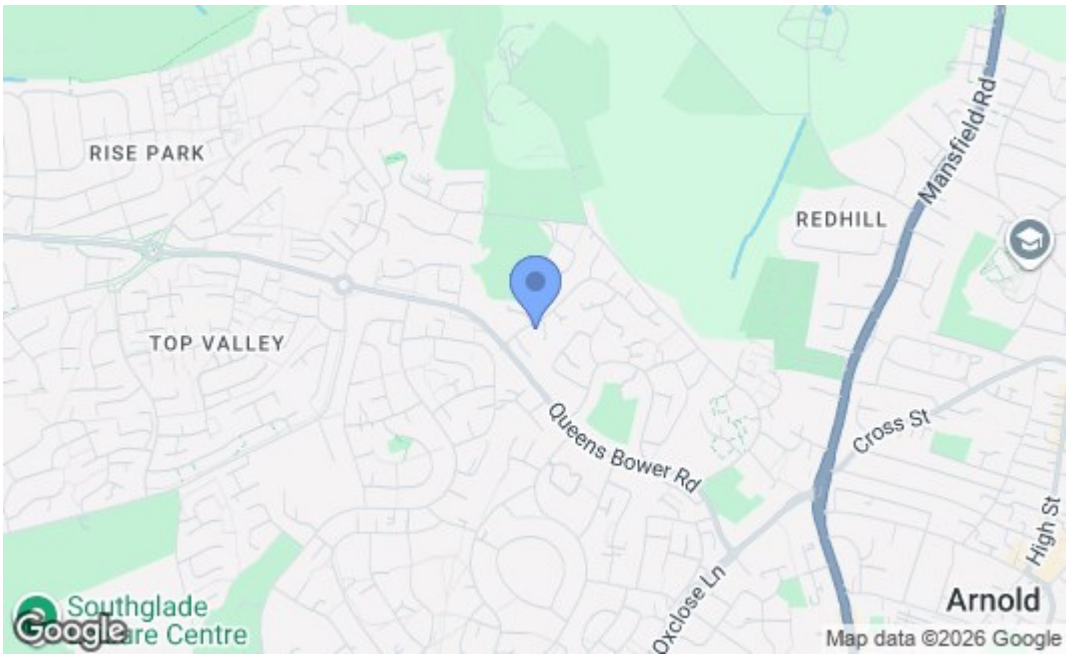


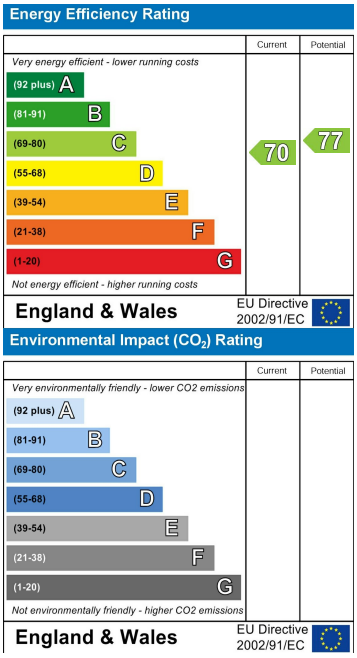












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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