Robert Ellis

look no further...







Cross Street
Arnold, Nottingham. NG5 7BD

A THREE BEDROOM SEMI DETACHED HOME FOR SALE!

Offers In The Region Of



Robert Ellis Estate Agents are delighted to bring to the market this spacious three-bedroom semi-detached family home, situated on a generous corner plot in the highly popular location of Arnold, Nottingham. Offered to the market with NO UPWARD CHAIN, this property boasts versatile living accommodation, a double garage, generous outdoor space and fantastic potential for buyers looking to put their own stamp on a home.

Upon entering the property, you are welcomed into an entrance hallway which leads through to a spacious lounge, featuring a traditional fireplace and plenty of natural light. The property also benefits from a conservatory, providing an additional reception area overlooking the garden. The generous kitchen diner offers ample cupboard and worktop space, integrated cooking appliances and plenty of room for family dining, with sliding doors providing access to the rear garden.

To the first floor are three bedrooms, including two good-sized double bedrooms, one benefiting from built-in wardrobes. The third bedroom features its own shower cubicle, while a family bathroom with a corner bath completes the accommodation.

Outside is where this property really stands out! Occupying a fantastic corner plot, the home enjoys generous gardens with established trees, shrubs, attractive planting and a pond. There is also a gated driveway providing off-road parking, a double garage, patio areas and the added convenience of an external utility space and shower room.

Situated within easy reach of Arnold town centre, the property benefits from a fantastic selection of shops, supermarkets, cafés, restaurants and everyday amenities. There are also well-regarded schools nearby, including The Redhill Academy, along with regular bus services providing convenient access into Nottingham City Centre and surrounding areas.





Entrance Porch
UPVC double glazed door and windows, giving access to the porch.

Porch
Tiled flooring, UPVC double glazed door giving access to the entrance hallway.

Entrance Hallway
Tiled flooring, wood panelling, wall mounted radiator, stairs to the first floor landing with storage under, archway to kitchen-diner, doors leading through to :

Lounge
12'8 x 11'67 approx (3.86m x 3.35m approx)
Carpeted flooring, gas fire with tiled hearth and wood surround, coving to the ceiling, wall mounted radiator, UPVC double glazed window to the front elevation.

Conservatory
11'53 x 10'57 approx (3.35m x 3.05m approx)
Tiled flooring, power and lighting, UPVC double glazed and windows surrounding the conservatory, and UPVC double glazed French doors giving access to the front garden.

Kitchen-Diner
18'76 x 9'41 approx (5.49m x 2.74m approx)
Wall mounted radiator, coving to the ceiling, UPVC double glazed sliding doors giving access to the rear garden, tiled flooring, tiled splashbacks, two UPVC double glazed windows to the front elevation, a range of wall, base and drawer units with worksurfaces over, incorporating a double sink and drainer unit with mixer tap above, double electric oven, electric hob with cooker hood above, space for fridge-freezer, plenty of room for other appliances.

First Floor Landing
Carpeted flooring, access to loft, doors leading through to:

Bedroom One
11'63 x 12'82 approx (3.35m x 3.66m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring, fireplace.

Bedroom Two
11'66 x 9'47 approx (3.35m x 2.74m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring, built-in wardrobes.

Bathroom
Carpeted flooring, wall mounted radiator, tiled splashbacks, UPVC double glazed window to the side elevation, a corner bath with separate hot and cold taps, hand wash basin with separate hot and cold taps, WC, dado rail.

Bedroom Three
7'93 x 7'97 approx (2.13m x 2.13m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring, coving to the ceiling, a shower cubicle with mains fed shower.

Outside/ Downstairs Utility
5'42 x 2'90 approx (1.52m x 0.61m approx)
Outside utility space

Outside/ Downstairs shower room
5'46 x 4'98 approx (1.52m x 1.22m approx)
Tiled flooring, wall mounted radiator, a shower cubicle, WC, hand wash basin with separate hot and cold taps.

Garage
15'89 x 15'63 approx (4.57m x 4.57m approx)
Double garage with an up and over door, power and lighting.

Rear of Property
To the rear of the property there is a patio area, cold water tap, surrounded by fencing, a garage.

Front of Property
To the front of the property there is a pebbled garden, plant borders, trees, pond and a gated driveway.

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 15mbps 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

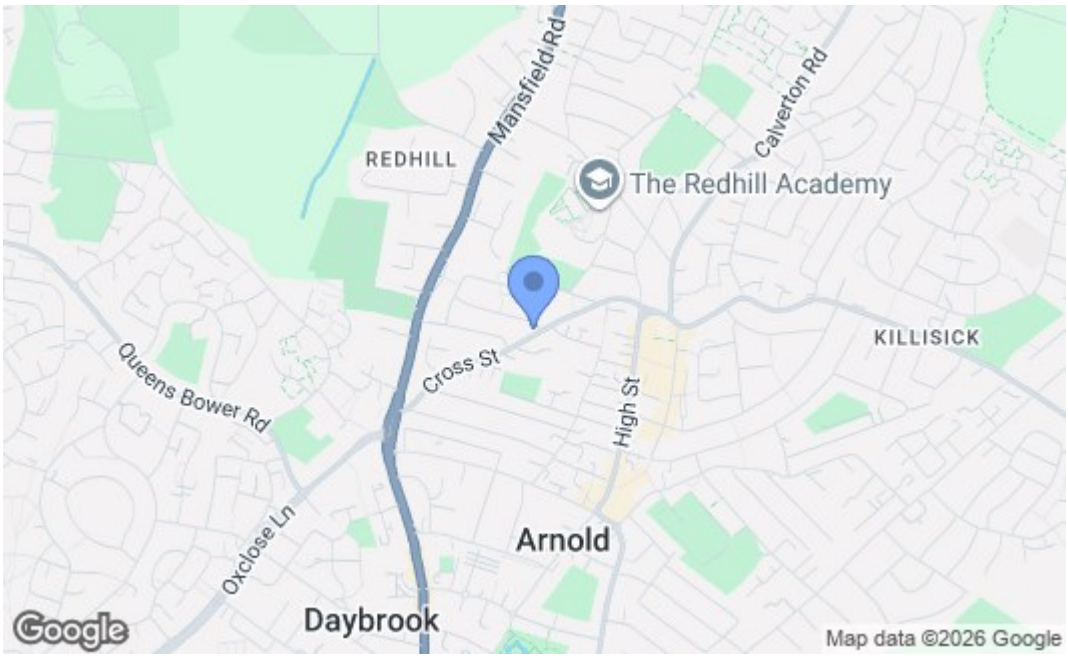


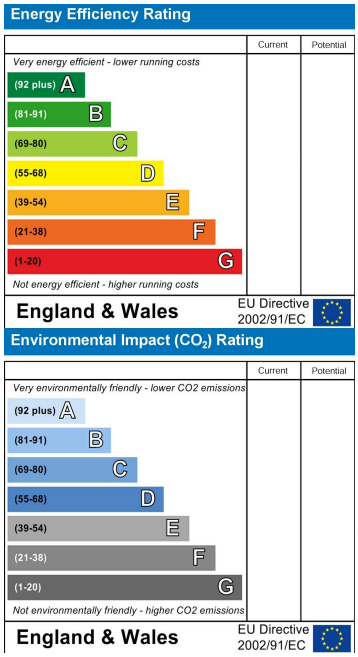












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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