Robert Ellis

look no further. . .







Bewcastle Road
Arnold, Nottingham NG5 9PJ

A MUST VIEW THREE BEDROOM HOME!

Offers Over £195,000 Freehold

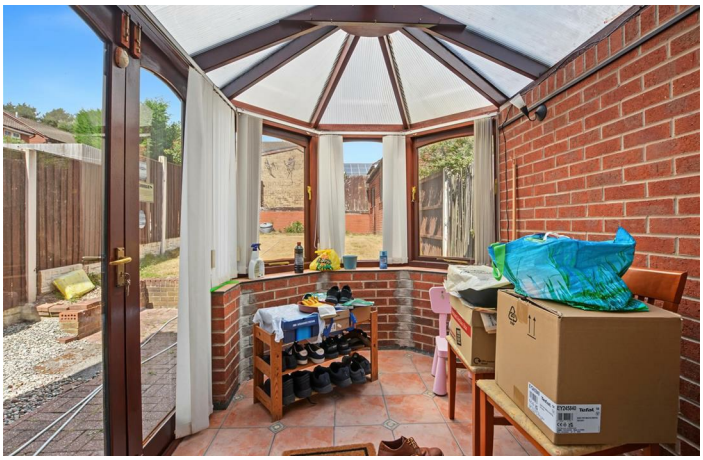


Robert Ellis Estate Agents are delighted to bring to the market this well-presented three bedroom end-terrace home, ideally positioned in a popular residential location close to local schools, shops, excellent transport links and the beautiful Bestwood Country Park. Offering spacious accommodation throughout, this property is perfectly suited to first-time buyers, young families or investors alike.

The accommodation opens into a generous lounge diner, providing plenty of space for both relaxing and entertaining, with useful understairs storage and access to the conservatory. The fitted kitchen offers a range of wall and base units, integrated oven with electric hob, space for appliances and overlooks the rear garden. The conservatory creates an additional reception area, ideal as a dining space, playroom or home office, with French doors leading outside.

To the first floor are three bedrooms, including two doubles with built-in wardrobes and a third bedroom with useful built-in storage. The accommodation is completed by a modern shower room fitted with a mains-fed shower, WC, wash hand basin and heated towel rail.

Externally, the property benefits from a low-maintenance, gated front garden, whilst to the rear is an enclosed garden featuring a block-paved patio, lawn and access to the detached garage. A driveway positioned to the rear of the property provides off-road parking and further enhances the practicality of this fantastic home.





Lounge Diner
25'16 x 13'31 approx (7.62m x 3.96m approx)
Composite entrance door to the front elevation, carpeted staircase leading to the first floor landing, double glazed window to the front elevation, laminate flooring, understairs storage, wall mounted radiators, door to the kitchen, sliding door leading to the conservatory.

Kitchen
10'17 x 5'83 approx (3.05m x 1.52m approx)
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, space and plumbing for a washing machine, integrated oven with electric hob over and extractor hood above, space and point for a fridge freezer, tiled splashbacks, laminate flooring, double glazed window to the rear elevation.

Conservatory
8'52 x 6'61 approx (2.44m x 1.83m approx)
Tiled flooring, double glazed windows surrounding, double glazed French doors leading out to the rear garden, wall mounted radiator, power and lighting.

First Floor Landing
Laminate flooring, access to the loft, storage cupboard, doors leading off to:

Bedroom One
8'19 x 11'48 (to the wardrobes) approx (2.44m x 3.35m (to the wardrobes) approx)
Double glazed window to the front elevation, wall mounted radiator, laminate flooring, built-in wardrobes.

Bedroom Two
9'22 x 7'12 approx (2.74m x 2.13m approx)
Double glazed window to the rear elevation, wall mounted radiator, laminate flooring, built-in wardrobes.

Bathroom
Tiled flooring, tiled splashbacks, double glazed window to the side elevation, handwash basin with mixer tap, WC, heated towel rail, shower enclosure with mains fed shower.

Bedroom Three
6'30 x 5'56 approx (1.83m x 1.52m approx)
Double glazed window to the rear elevation, wall mounted radiator, laminate flooring, built-in storage.

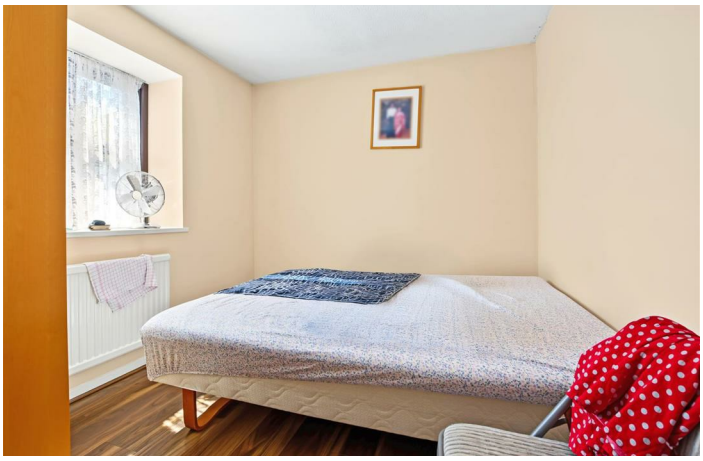
Outside
To the front of the property there is a gated low maintenance front garden with fencing to the boundaries and pathway to the front entrance door.

To the rear of the property there is an enclosed rear garden with block paved patio leading to a lawned garden, fencing to the boundaries, access to the garage.

To the rear side of the garden there is a driveway providing off the road vehicle hardstanding and access to the garage.

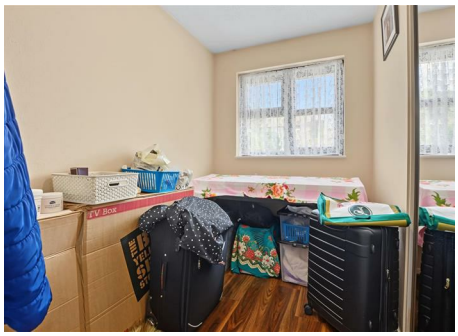
Garage
Up and over door to the front elevation, door leading to the rear garden.

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 7mbps 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



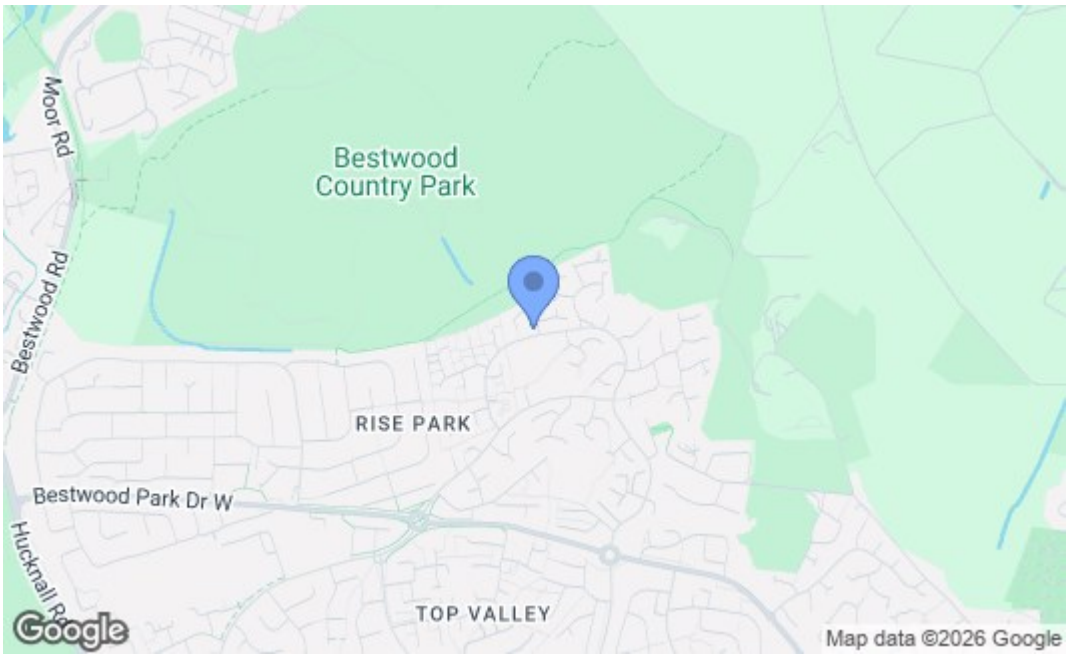


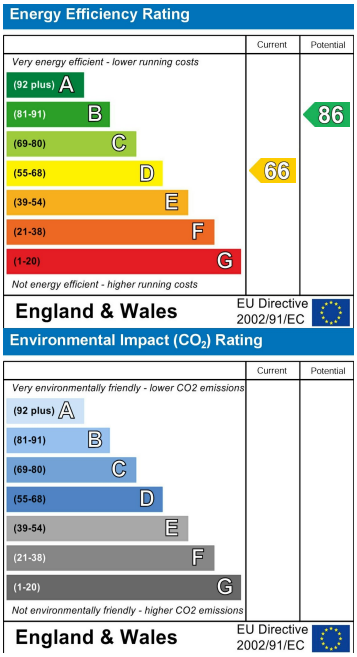












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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