



**118 Cross Street, Arnold, Nottingham,
Nottinghamshire NG5 7BY**

£300,000

Tel: 0115 9680268



- Block Paved Drive & Integral Garage
- Sought After Location
- Viewing Essential To Appreciate
- Four Bedrooms
- Beautiful Private Garden
- Detached Family Home

A four-bedroom detached family home that offers so much without any need to compromise. If you are in the market for a large family home in a well-regarded area, closely located to a popular local school with excellent transport links then this is sure to be a perfect opportunity for you.

We are certain you will be as equally impressed as us, not only due to its excellent placement but also with the truly spacious nature that is apparent throughout with its well balanced rooms and a spectacular ultra private rear garden which will be a wonderful place to sit, relax and enjoy on those upcoming spring/summer evenings that are just round the corner.

The internal accommodation comprises an initial entrance hall, large and naturally light living room with open plan access into a dining area, separate kitchen with an excellent amount of storage, finished timelessly with shaker style wall and base units. There is also a handy additional downstairs WC. To the first-floor landing there are four bedrooms including three all suitable to be used as doubles and magnificent, classy yet contemporary family bathroom.

Externally, the property stands set back from Cross Street itself with a low-level brick walled frontage with natural opening onto a sweeping block paved driveway that in turn leads toward an integral garage and a secure side access gate providing seamless access to the rear garden. To the rear you will be greeted by a stunning and extremely generous private rear garden with two recently painted fenced boundaries and a feature high brick walled backdrop which assists in creating that higher level of privacy making it like its very own oasis. There is a central well-kept lawn with flowing borders to each side with an established selection of planting alongside a mature yet manageable tree that is a sheer beauty when in full bloom. Toward the bottom of the garden there is an excellent raised decked sitting area with inset lighting which also comes accompanied with subtle uplighting creating that perfect ambiance under a well built wooden pergola perfect for entertaining on those upcoming pleasant evenings. There is also a garden shed with internal power that will be included within the sale.

ENTRANCE HALL

w: 1.32m x l: 1.3m (w: 4' 4" x l: 4' 3")

With a radiator, ceiling light point and stairs rising to the first floor landing.

LIVING ROOM

w: 4.95m x l: 3.96m (w: 16' 3" x l: 13')

A naturally light living room that gives a wonderful open and spacious feel with a feature fireplace with inset electric fire, radiator, ceiling light point, open plan access into the dining area and a door opening into the kitchen.

DINING ROOM

w: 3.07m x l: 2.62m (w: 10' 1" x l: 8' 7")

A dining room which is accessed directly off the living room and runs adjacent to the kitchen so could offer scope for knocking through to create a dining kitchen if anyone saw fit to do so. With a radiator, ceiling light point and double glazed patio doors opening onto the ultra private rear garden.

KITCHEN

w: 3.56m x l: 3.3m (w: 11' 8" x l: 10' 10")

A well utilised kitchen with a flexible arrange of storage having fitted shaker style wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and matte black mixer tap. Integrated oven, four ring electric hob with extractor hood over. There is also plumbing for a washing machine, ceiling lighting, large understairs storage cupboard and a door into the rear lobby offering a further access to outside.

REAR LOBBY

w: 0.74m x l: 0.74m (w: 2' 5" x l: 2' 5")

With an external door providing access to the side elevation.

DOWNSTAIRS WC

w: 1.37m x l: 0.74m (w: 4' 6" x l: 2' 5")

A handy and well placed downstairs WC with a low flush WC, ceiling light point, part tiled walls and an extractor fan.

FIRST FLOOR LANDING

w: 2.64m x l: 0.84m (w: 8' 8" x l: 2' 9")

With a ceiling light point and storage cupboard.

BEDROOM ONE

w: 4.34m x l: 4.04m (w: 14' 3" x l: 13' 3")

A large master bedroom with beautifully finished feature panelled wall giving it that additional classy edge. There is also a radiator, ceiling light point and a double glazed window to the front elevation.

BEDROOM TWO

w: 3.43m x l: 3.1m (w: 11' 3" x l: 10' 2")

A second spacious double bedroom benefiting from sliding door fitted wardrobes with inset hanging rails and shelving. Again having some well finished feature panelling. There is also a radiator, ceiling light point and a double glazed window to the rear elevation.

BEDROOM THREE

w: 4.29m x l: 2.77m (w: 14' 1" x l: 9' 1")

A third double bedroom opening perfectly toward the window with plenty of room for a double bed with a radiator, ceiling light point and a double glazed window to the front elevation.

BEDROOM FOUR

w: 2.46m x l: 2.31m (w: 8' 1" x l: 7' 7")

A fourth and final bedroom with a radiator, ceiling light point and a double glazed window to the rear elevation.

FAMILY BATHROOM

w: 2.46m x l: 2.31m (w: 8' 1" x l: 7' 7")

A contemporary yet timeless, well finished family bathroom with three piece suite comprising a P shaped panelled bath with chrome mixer tap and internally plumbed shower over, low flush WC and a striking feature contemporary double width twin chrome tapped sink with wall mounted LED lit mirror over. There is also a feature towel and column radiator, stylish tiling, ceiling spotlights and an obscure double glazed window to the rear elevation.

OUTSIDE

Externally, the property stands set back from Cross Street itself with a low-level brick walled frontage with natural opening onto a sweeping block paved driveway that in turn leads toward an integral garage and a secure side access gate providing seamless access to the rear garden. You will be greeted by a stunning and extremely generous private garden with recently painted fenced boundaries and a feature high brick walled backdrop which assists in creating that higher level of privacy making it like its very own oasis. There is a central well-kept lawn with flowing borders to each side with an established selection of planting alongside a mature yet manageable tree that is a sheer beauty when in full bloom. To the bottom of the garden there is a raised decked sitting area with inset lighting, also accompanied with subtle uplighting creating that perfect ambiance under a well built pergola perfect for those upcoming pleasant evenings. There is also a garden shed with internal power.

GARAGE

w: 5.11m x l: 2.36m (w: 16' 9" x l: 7' 9")

With up and over door, power, lighting and convience door to the side elevation.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our Sales team headed up by our Associate Director, Ben Pycroft on our office number 0115 968 0268.

TENURE

The property is being sold as a freehold. With vacant possession on completion.

FIXTURES & FITTINGS

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.



















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