



**16 Clarke Avenue, Arnold, Nottingham,
Nottinghamshire NG5 8DL**

£325,000

Tel: 0115 9680268



- Detached Family Home
- Quiet Cul-De-Sac
- Walking Distance To High Street
- Four Bedrooms
- New Stylish Bathroom
- Large Lounge Diner

An excellent detached family home in an extremely popular location, this beautiful and well loved family home offers a wonderful spacious internal layout that would work perfectly for families who are looking for a large open plan living and dining space, four generous bedrooms on a particular quiet residential cul-de-sac but all on the doorstep of Arnolds bustling high street and array of local amenities.

The current owners of this home have immaculately maintained the property and have recently had a new boiler fitted with on going warranty, new double glazing to the front of the property and also a recently added sleek & stylish high quality family bathroom with four-piece suite including a walk-in shower and free-standing contemporary bath.

The accommodation comprises an entrance porch with internal door opening into the large open plan living and dining room and an opening into the kitchen which is well thought out to maximise the amount of storage. To the first-floor landing there are four generous bedrooms and a magnificent recently renovated premium quality family bathroom.

Externally, as mentioned this property stands in a wonderful elevated position on this quiet residential cul-de-sac of other privately owned family homes with a block paved driveway providing off road parking, integral garage and an access gate opening onto the rear garden which is separated into two manageable and useable spaces having an initial block paved patio area with central steps rising to a deceptively spacious lawned area with central pathway separating the lawns and a garden shed that will be included within the sale.

ENTRANCE PORCH

w: 0.94m x l: 0.74m (w: 3' 1" x l: 2' 5")

With an internal door opening into the:

OPEN PLAN LOUNGE & DINING

w: 7.75m x l: 3.56m (w: 25' 5" x l: 11' 8")

A large open plan living and dining space seamlessly rolled into one having a feature fireplace with inset electric fire. There are radiators, ceiling lighting, double glazed windows to the front and rear elevation allowing a wonderful amount of natural day light, opening into the kitchen and stairs rising to the first floor landing.

KITCHEN

w: 3.2m x l: 2.34m (w: 10' 6" x l: 7' 8")

A well placed and well utilised kitchen that really does maximise storage having an array of wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and pull down chrome mixer tap. Integrated oven, four ring gas hob with wall mounted extractor hood over. There is also plumbing for a washing machine, opening round the corner offering space for a large fridge freezer, ceiling lighting, double glazed window and door to the rear elevation.

FIRST FLOOR LANDING

w: 4.34m x l: 1.78m (w: 14' 3" x l: 5' 10")

With a double glazed window, ceiling lighting, radiator and storage cupboard.

MASTER BEDROOM

w: 4.19m x l: 3.48m (w: 13' 9" x l: 11' 5")

A large master bedroom with a radiator, ceiling lighting and a double glazed window to the front elevation.

BEDROOM TWO

w: 3.28m x l: 2.57m (w: 10' 9" x l: 8' 5")

A second generous bedroom with a radiator, ceiling lighting and a double glazed window to the front elevation.

BEDROOM THREE

w: 3.25m x l: 2.39m (w: 10' 8" x l: 7' 10")

A third generous bedroom with a radiator, ceiling lighting and a double glazed window to the rear elevation.

BEDROOM FOUR

w: 2.79m x l: 2.44m (w: 9' 2" x l: 8')

With a radiator, ceiling lighting and a double glazed window to the rear elevation.

FAMILY BATHROOM

w: 2.57m x l: 1.65m (w: 8' 5" x l: 5' 5")

A stunning, sleek and stylish fully tiled family bathroom with four piece suite comprising a free standing contemporary bath with wall inset chrome mixer tap and wall inset temperature and water flow controls, double width walk in shower with internally plumbed chrome shower, vanity unit with inset wash hand basin and chrome mixer tap and storage. Towel radiator, wall mounted mirrored cabinet, ceiling spotlights, two double obscure double glazed windows to the side elevation.

OUTSIDE

Externally, as mentioned this property stands in a wonderful elevated position on this quiet residential cul-de-sac of other privately owned family homes with a block paved driveway providing off road parking, integral garage and an access gate opening onto the rear garden which is separated into two manageable and useable spaces having an initial block paved patio area with central steps rising to a deceptively spacious lawned area with central pathway separating the lawns and a garden shed that will be included within the sale.

GARAGE

w: 5.21m x l: 2.49m (w: 17' 1" x l: 8' 2")

With up and over door, wall mounted combi boiler with ongoing warranty.

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. The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific detail.

MORTGAGE ADVICE

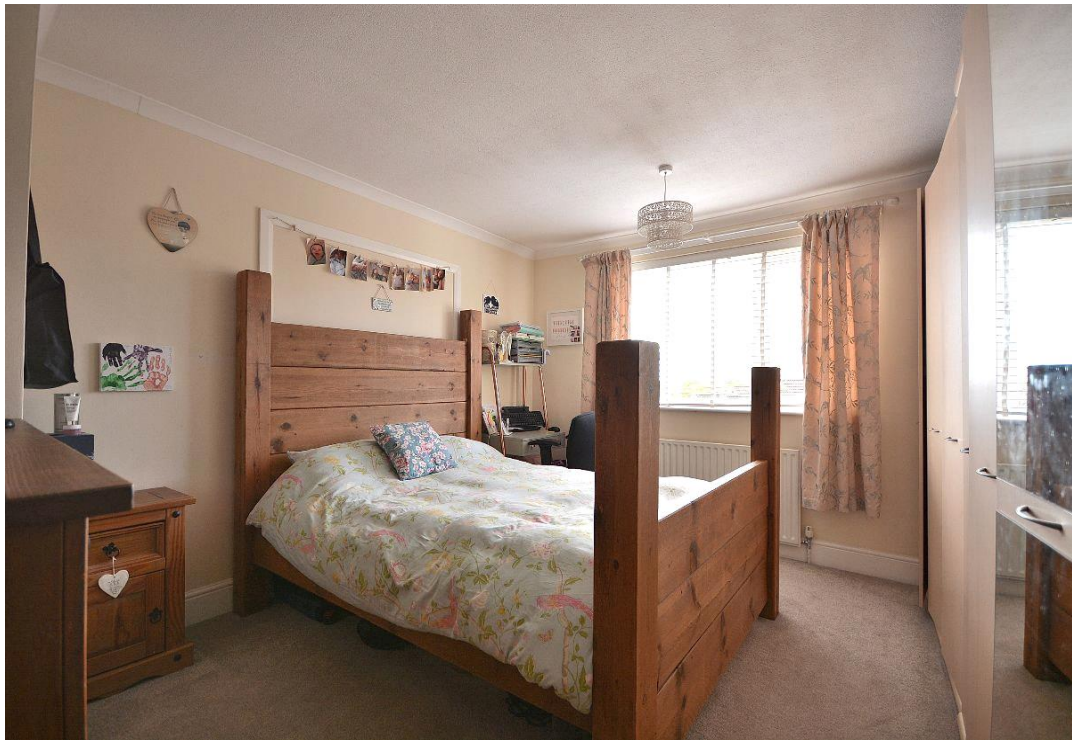
JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

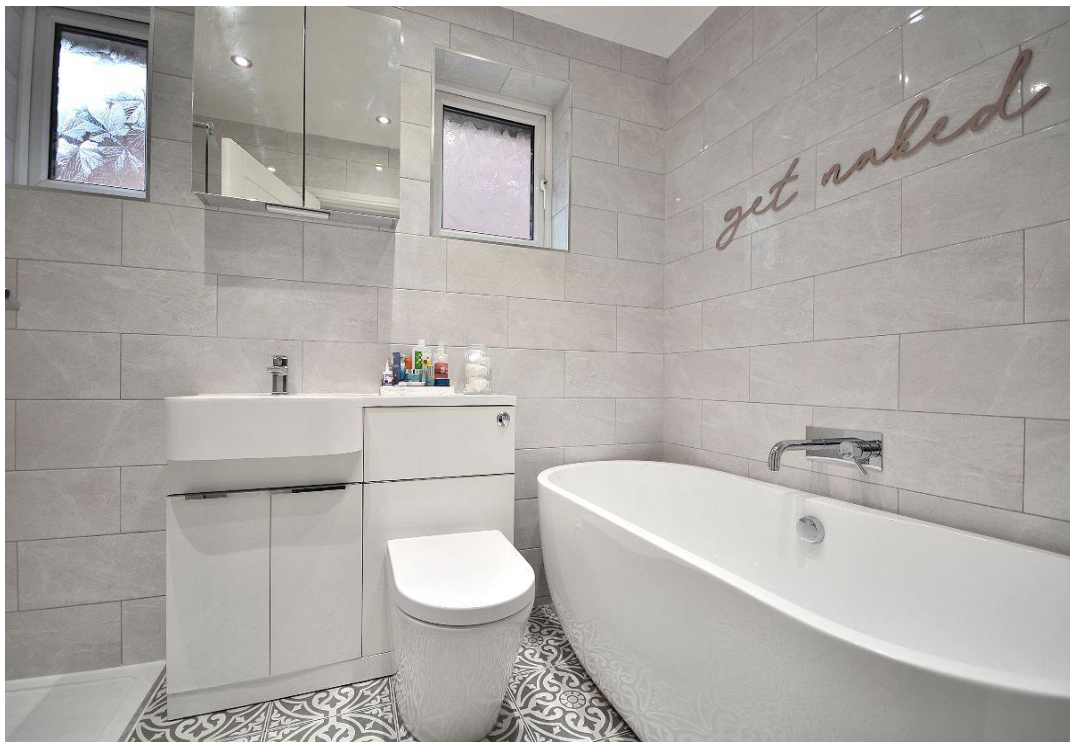
FIXTURES & FITTINGS

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.



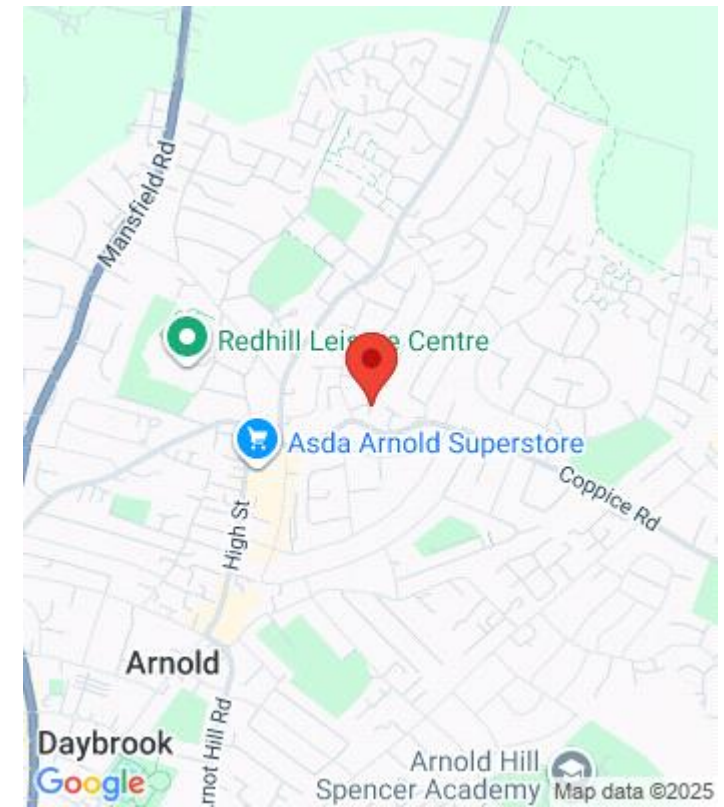












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