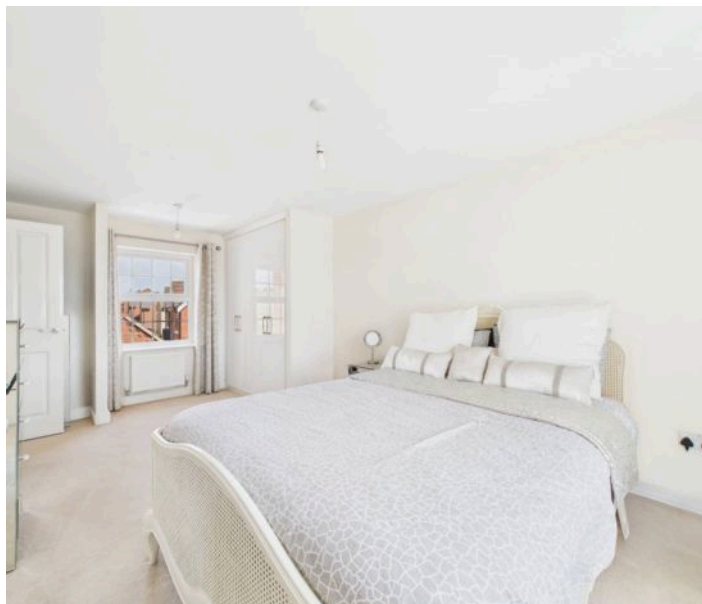
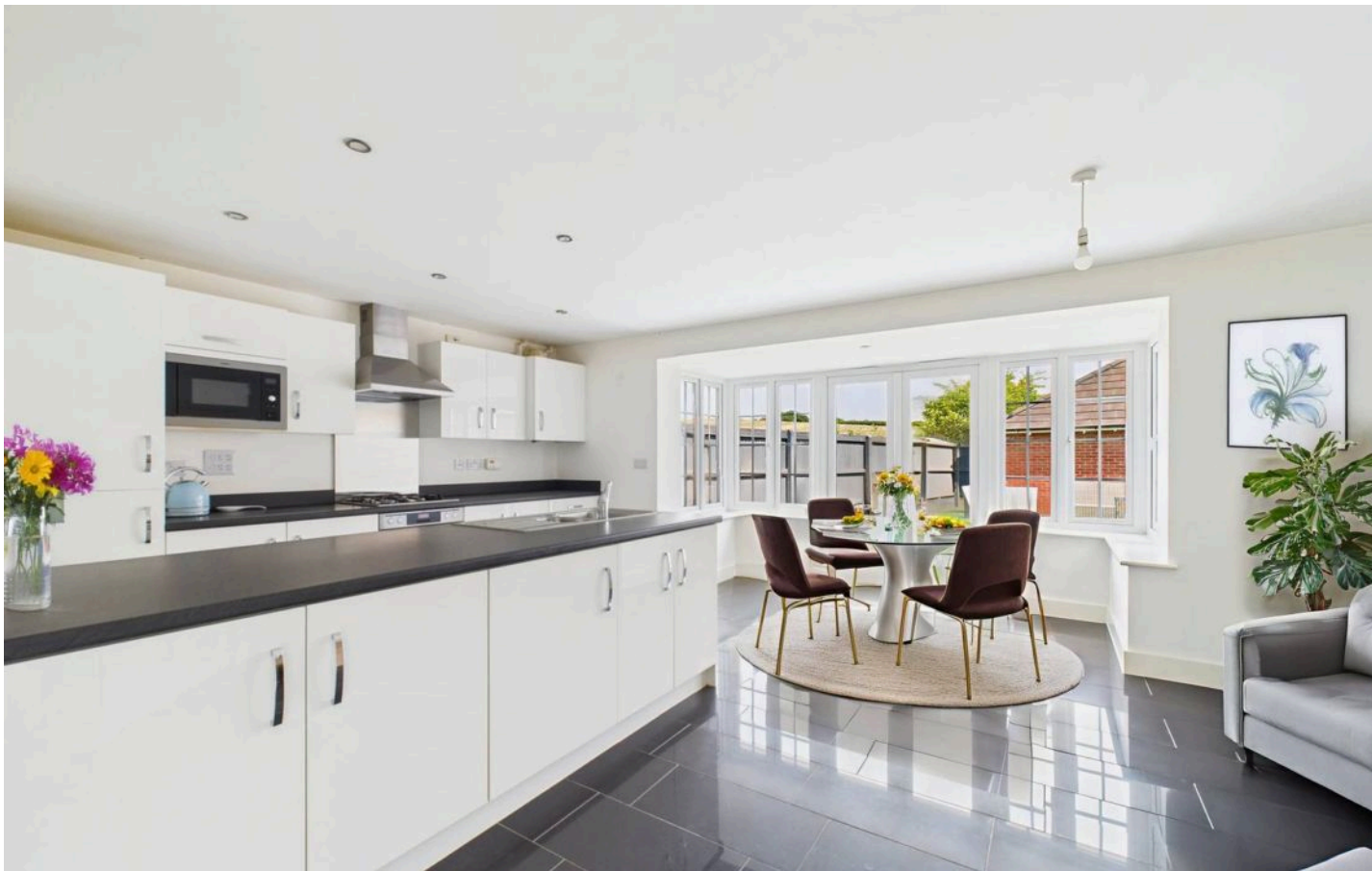




70 Ellington Road, Arnold – NG5 8SJ

Guide Price £400,000

DavidJames
the estate agent



70 Ellington Road

Arnold, Nottingham

Modern detached family home next to open countryside – close to Arnold's amenities & schools! Features a bright lounge, stunning open plan kitchen, en-suite & bathroom plus a garden, drive and garage!

Council Tax band: E

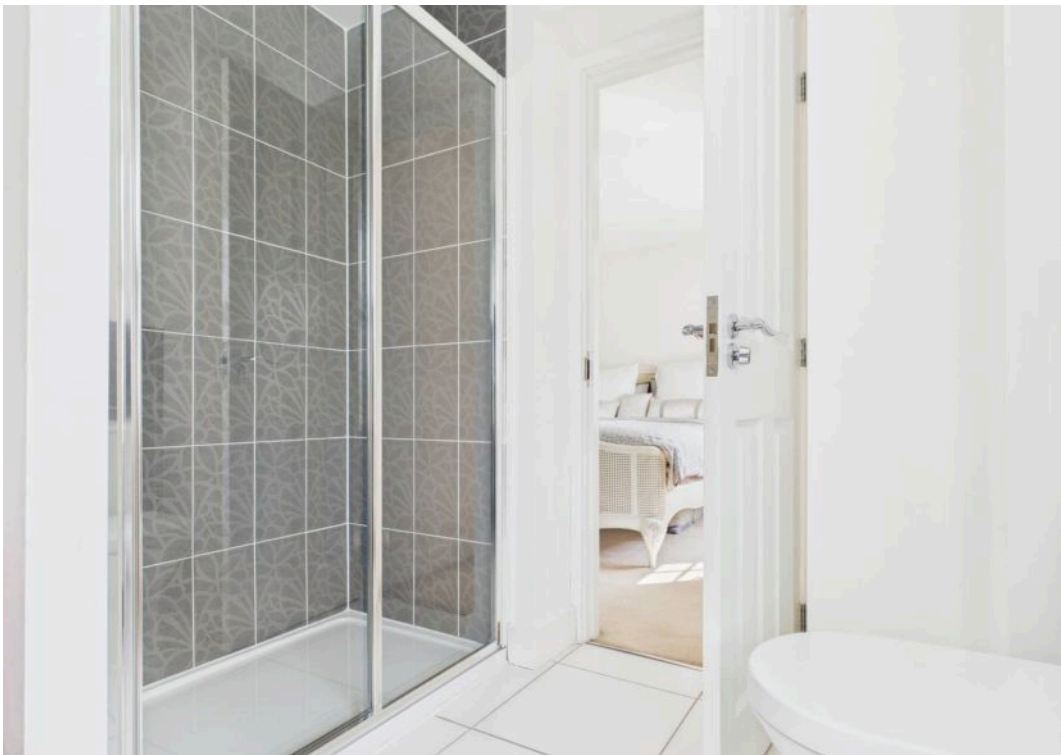
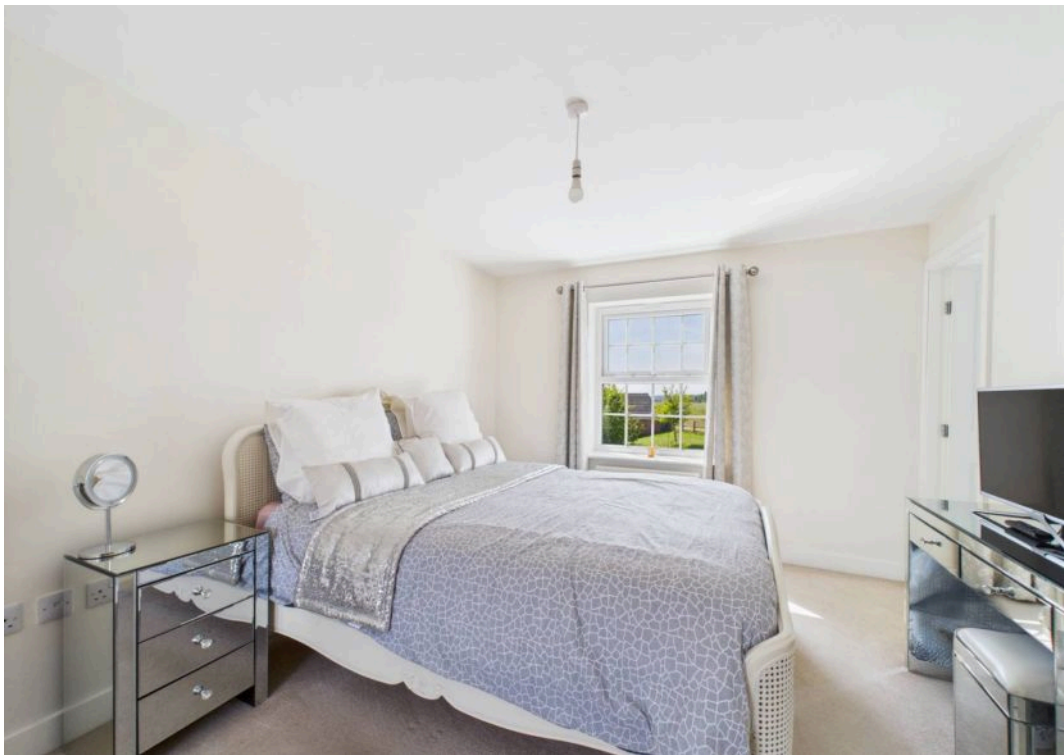
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Beautifully-presented modern detached family home
- Nestled on the edge of countryside with excellent views
- Within easy reach of Arnold's nearby amenities, popular schools and transport links
- Welcoming entrance hall with a convenient cloakroom/WC
- Bright lounge with a feature bay window
- Stunning open plan family dining kitchen with a separate utility room
- Four first floor double bedrooms (with a variety of fitted wardrobes)
- Four-piece family bathroom and a main bedroom en-suite shower room
- Low-maintenance enclosed garden with artificial lawn and composite decking
- Driveway, carport and garage providing ample off-street parking







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

136.1 m²

1466 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



David James Estate Agents

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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.