



5 Ellington Road, Arnold – NG5 8SJ

Guide Price **£400,000**

DavidJames
the estate agent



5 Ellington Road

Arnold, Nottingham

GUIDE PRICE £400,000-£425,000 Detached family home with no chain! Flexible accommodation and potential to personalise with 2 reception rooms, 3 beds, enclosed garden plus 2 driveways and 2 garages!

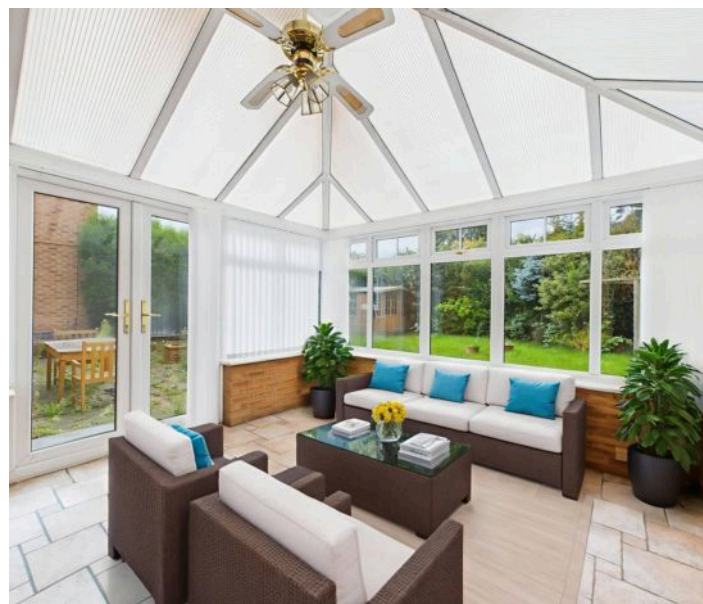
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Detached family home offering generous and flexible living space
- Offered to the market with no upward chain
- Sought-after residential area close to Arnold's amenities, popular schools and transport links
- Spacious lounge/dining room leading to a bright conservatory with garden views
- Versatile sitting room/dining room/potential ground floor bedroom
- Well-equipped kitchen with ample storage, Belling range cooker and a separate utility room
- Three well-proportioned bedrooms (including a large main room with an en-suite)
- First floor family bathroom plus a convenient downstairs WC
- Private lawned rear garden with patio seating space and mature trees
- Two driveways leading to two garages









Floor 0



Floor 1

Approximate total area⁽¹⁾

169.1 m²

1820 ft²

Reduced headroom

0.3 m²

3 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

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