



FOR SALE

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**31 SUNNINGHILL RISE
ARNOLD
NOTTINGHAM
NG5 8ES**

£162,500



Selected as the best independent estate agent by the Relocation Agent Network to represent the Network in the Sherwood area



31 SUNNINGHILL RISE, ARNOLD, NOTTINGHAM NG5 8ES

- * HAMMOND property services are delighted to bring to the market this attractive and very spacious family home which is situated in the very popular and sought after residential area of Arnold.
- * Close to the thriving high street with its wide array of shops, restaurants and bars, there is in addition a market on Tuesdays, Fridays and Saturdays. The property is within easy commute of the City Centre with many bus services running on a regular basis.
- * The property in brief comprises of a lounge through dining room, kitchen, utility and ground floor W.C. family bathroom, three bedrooms, front and rear garden, block paved driveway and carport.
- * The accommodation benefits from gas fired central heating and Upvc double glazing throughout.



Low maintenance garden to the rear



DIRECTIONAL NOTE:

From our Sherwood Office head away from the City centre and towards Arnold on Mansfield Road. At the second set of traffic lights take a right hand turn onto Woodthorpe Drive. Take the second left hand turn onto Grange Road. Turn left onto Breck Hill Road and at the roundabout take the third exit onto Thackerays Lane. The road eventually becomes Arnot Hill Road. Continue for some time and at the junction with Nottingham Road (Sainsbury's in front of you) turn right onto Nottingham Road. The road becomes High Street. Pass Asda on your right hand side and at the junction turn right onto Cross Street which becomes Coppice Road. Turn left onto Pond Hills Lane. Turn right onto Upminster Drive. Turn left onto Kempton Drive. Turn right onto Sunninghill Rise where the property is located on the left hand side and is clearly identifiable by out For Sale board.



A Upvc door and side panel with obscured glazed panels gives access to;

HALL

With radiator and under stairs cupboard housing a meter and with coat pegs.

LOUNGE 15'02" (max) x 15'08" (max)

Upvc double glazed window with far reaching views. Radiator. Feature fireplace with wooden surround and electric fire. Four wall lights. Coving to the ceiling. TV and aerial.

Arch through to

DINING ROOM 10'01" x 7'10"

With rear elevation Upvc double glazed patio doors. Radiator. Wall lights. Wooden and glazed partition wall with door giving access to

KITCHEN 15'04" x 9'02" (max)

A range of wall and base units with worktop surfaces. Integrated Tricity Bendix dishwasher and refrigerator. Cream one and a half bowl sink and drainer with mixer tap over. Four ring hob and whirlpool double oven with extractor hood over. Part tiled walls and tiled floor. Radiator. Upvc obscured glazed door to the side elevation. Upvc double glazed windows to the side and rear elevation.

PANTRY

With shelves for storage

UTILITY ROOM 14'02" X 6'04"

Upvc double glazed door to the side elevation and a Upvc double glazed door to the rear elevation. Plumbing for an automatic washing machine, space for a tumble dryer. Space for two upright fridge/freezers. Coving to the ceiling. Radiator and tiled flooring. Two hatches in the ceiling giving access to storage.

W.C.

Sliding wooden door gives access to a ground floor W.C.. Low flush W.C. and wash hand basin. Part tiled walls.





LANDING

Spacious landing with a Upvc double glazed window to the side elevation. Loft hatch

BATHROOM

Cream suite comprising a corner bath with Mira Sport shower over. Wash hand basin and Low flush W.C. Obscured Upvc double glazed window to the side elevation. Spot lighting. Tiled floor and fully tiled walls. Cupboard housing a Worcester boiler.

BEDROOM 1 12'11" x 10'05" (max)

Rear elevation Upvc double glazed window. Radiator. A range of built in wardrobes. Coving to the ceiling.

BEDROOM 2 11'08" (max) x 10'06"

Front elevation Upvc double glazed window affording far reaching views. Radiator. A range of built in wardrobes, wall mounted cupboards, dressing table and bedside cupboards. Two wall lights.

BEDROOM 3 8'0" x 7'10"

Over stairs storage cupboard. Internet access point. Upvc double glazed window to the front elevation.



FRONT GARDEN

The property is set back from the road with a block paved driveway which incorporates a flight of steps. There is a carport to the side of the property. The front garden is tiered with attractive mature planting.

To the rear of the property is another very attractive tiered garden with patio area, steps lead to a lawned garden with mature planting and stone chippings. Beyond this is a low maintenance gravelled area with a garden shed.

Both gardens have been very well maintained by the present owner and a lot of thought has been put into the design of each area.



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MORTGAGE ADVISOR

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Home Sale Network is a national network of selected estate agents. All members are independent businesses, hand picked after thorough checks to identify them as, in Cartus' opinion, the best independent estate agent to represent Home Sale Network in their area.

The Network provides coverage in locations throughout England, Scotland and Wales. There are Home Sale Network members in major towns, cities and rural areas.

By working together Home Sale Network can assist families buying and selling property around Britain. Home Sale Network is highly selective and membership is based on certain criteria being met such as quality of service, local knowledge and professionalism resulting in membership approved on an invitation basis only.

Please call this office if you have any enquiries regarding a property search, or a property to sell, out of the Nottinghamshire area.

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