



**26 Ellington Road, Arnold – NG5 8SJ**

Guide Price £500,000 – £550,000

**DavidJames**  
the estate agent





## 26 Ellington Road

Arnold, Nottingham

GUIDE PRICE £500,000 - £550,000 Impressive and executive detached family home close to Arnold's amenities and schools! 3 receptions, 5 double beds and 2 en-suites plus a large drive and double garage!

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Stylish open-plan kitchen, dining and family area
- Three additional reception rooms, including a lounge with feature fireplace, study, and versatile snug/cinema room
- Five double bedrooms, including two with en-suites and a spectacular top-floor master suite with dressing room and luxurious en-suite
- Professionally landscaped front and rear gardens with large patio and mature planting
- Generous driveway for four or more vehicles and a double garage with rear access
- Located within walking distance of Redhill Academy (Ofsted Outstanding) and Richard Bonington Primary (Ofsted Good)
- Close to local amenities, excellent transport links, and positioned in a peaceful, family-friendly development
- Luxurious master suite occupies the entire top floor, offering ultimate privacy and comfort
- Spacious and flexible floor plan ideal for modern family living, entertaining, and home















Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

210.4 m<sup>2</sup>

2265 ft<sup>2</sup>

Reduced headroom

6.7 m<sup>2</sup>

72 ft<sup>2</sup>

(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.

GIRAFFE360





## David James Estate Agents

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