

HoldenCopley

PREPARE TO BE MOVED

Cranston Avenue, Arnold, Nottinghamshire NG5 8DP

Guide Price £240,000

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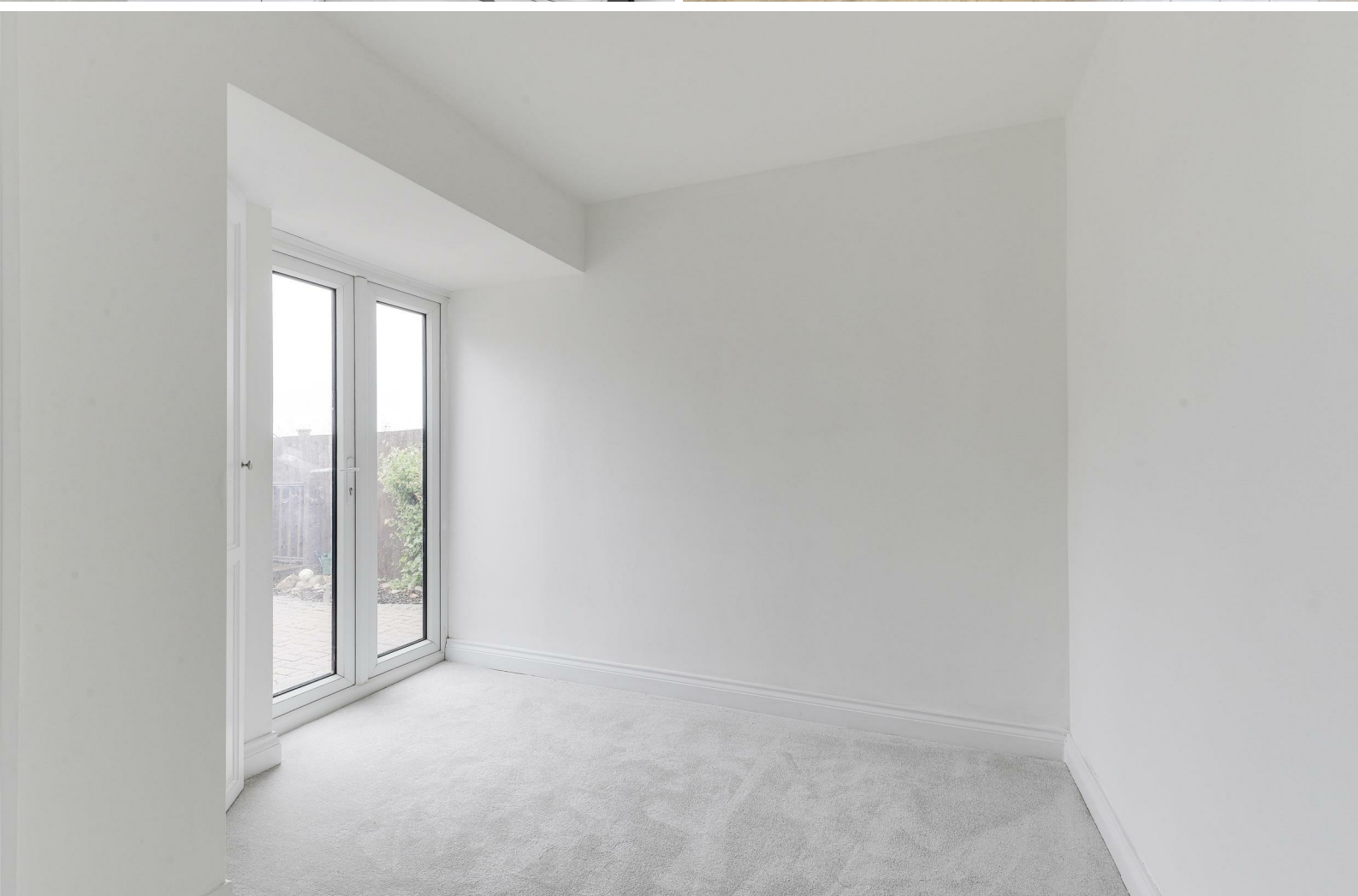


GUIDE PRICE £240,000 - £260,000

NO UPWARD CHAIN...

Nestled on a generous-sized corner plot in the highly sought-after area of Arnold, this beautifully renovated semi-detached bungalow offers a perfect blend of spaciousness and contemporary comfort. Immaculately presented and move-in ready, the property has been thoughtfully modernised to include a brand new kitchen with integrated appliances, a stylish new shower suite, fresh flooring throughout, and complete rewiring—ensuring effortless modern living from the moment you step inside. Internally, the porch leads into an entrance hall, setting the tone for the generous accommodation that follows. The property features a comfortable living room, a separate sitting room ideal for relaxing or entertaining, and a modern fitted kitchen seamlessly open to the dining area—creating a bright and sociable space for family life. Two double bedrooms provide ample space for rest and privacy, while the contemporary shower suite adds a touch of luxury. Additional highlights include access to a boarded loft with a convenient drop-down ladder, offering excellent potential for future development or storage. Outside, the property boasts enclosed gardens to both the front and rear, providing a safe and private outdoor retreat. A separate driveway leads to a single garage, enhancing practicality and parking convenience. Perfectly positioned close to local amenities and bus routes, this delightful bungalow combines a prime location with a stylish, spacious interior—and all the modern upgrades one could desire.

MUST BE VIEWED





- Corner Plot Semi-Detached Bungalow
- Completely Renovated Throughout
- Two Double Bedrooms
- Newly Fitted Modern Kitchen
- Three Reception Rooms
- Stylish Shower Suite
- New Flooring Throughout
- Enclosed Gardens
- Driveway & Garage
- Popular Location





ACCOMMODATION

Porch

2*11" x 2*7" (0.89 x 0.81)
The porch provides access into the accommodation.

Hallway

14*7" x 3*6" (4.47 x 1.09)
The inner hall has carpeted flooring, a radiator, and access to the boarded loft with lighting via a drop-down ladder.

Living Room

13*10" x 12*11" (4.22 x 3.94)
The living room has dual aspect UPVC double-glazed windows, wooden flooring, a radiator, and a feature fireplace with a decorative surround.

Kitchen

11*1" x 7*1" (3.39 x 2.16)
The kitchen has a range f fitted base and wall units with worktops, a composite sink and a half with a swan neck mixer tap and drainer, an integrated dishwasher, an integrated oven with a gas hob and extractor hood, an integrated washing machine, partially tiled walls, tiled flooring, a UPVC double-glazed window, a single UPVC door providing access outdoors, and an open arch into the dining room.

Dining Room

10*6" x 8*1" (3.21 x 2.48)
The dining room has a UPVC double-glazed window, tiled flooring, and a radiator.

Sitting Room

10*2" x 9*4" (3.11 x 2.85)
The sitting room has carpeted flooring, a radiator, a fitted cupboard, and double French doors opening out to the garden.

Shower Room

6*6" x 6*5" (1.99 x 1.97)
The shower suite has a concealed dual flush WC combined with a wash basin and fitted storage, a walk-in shower enclosure with an overhead rainfall shower and a handheld shower head, partially tiled walls, tiled flooring, a heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window.

Master Bedroom

11*3" x 10*11" (3.45 x 3.33)
The main bedroom has a UPVC double-glazed window, carpeted flooring, a radiator, a dado rail, and an in-built cupboard.

Bedroom Two

10*8" x 7*11" (3.26 x 2.42)
The second bedroom has a UPVC double-glazed window, carpeted flooring, a dado rail, and a radiator.

OUTSIDE

Front

To the front of the property is an enclosed garden with a lawn, various plants, and gated access.

Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, rockery, various trees, a shed, access into the garage, a decking area, and fence panelled boundaries.

Parking

To the rear of the property is a driveway with access into the single garage.

ADDITIONAL INFORMATION

Broadband Networks Available - Virgin Media, Openreach
Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
Phone Signal – Good 4G / 5G coverage
Electricity – Mains Supply
Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years+
Flood Risk Area - Very low risk
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

DISCLAIMER

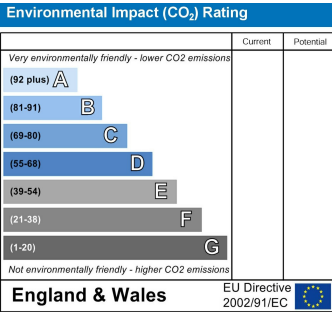
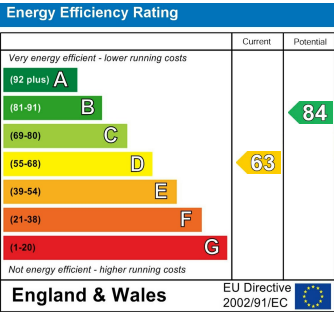
Council Tax Band Rating - Gedling Borough Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.

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