

HoldenCopley

PREPARE TO BE MOVED

Stanhope Crescent, Arnold, Nottinghamshire NG5 7AZ

Guide Price £250,000 - £260,000

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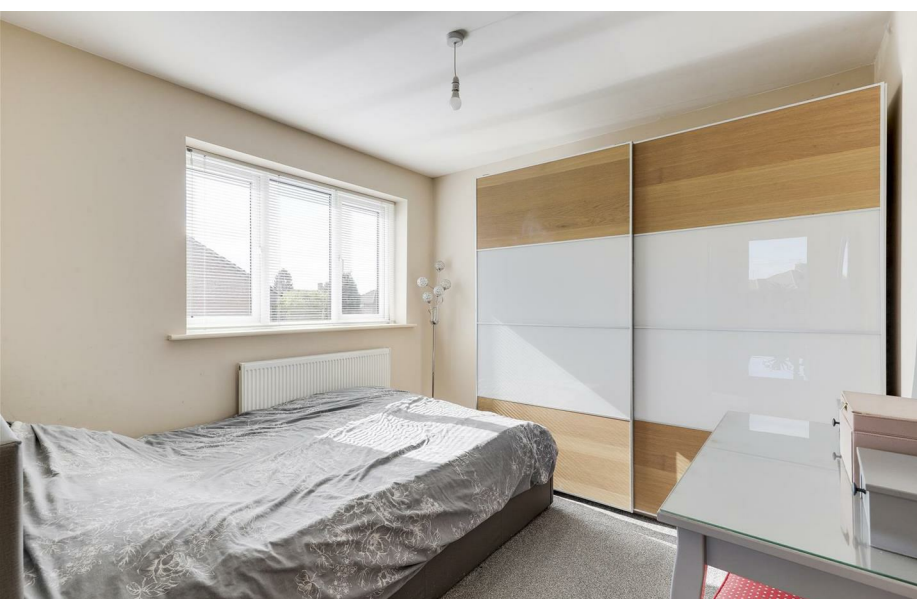
GUIDE PRICE: £250,000 - £260,000

WELL-PRESENTED THROUGHOUT...

This well-presented three-bedroom detached house occupies a corner plot and would make the perfect home for a first-time buyer, small family, or investor alike. Offering stylish and comfortable accommodation throughout, this property is ready to move straight into. Ideally located just a stone's throw away from the vibrant Arnold High Street, residents will enjoy easy access to a wide range of shops, popular eateries, and excellent transport links. The area is also well-served by highly regarded schools and local amenities, making it a fantastic and convenient place to live. The ground floor comprises an entrance hall, a modern fitted kitchen diner, a convenient WC, and a spacious living room featuring double French doors that open out onto a rear patio area — perfect for entertaining or relaxing. Upstairs, the first floor is host to two double bedrooms and a further single bedroom, all serviced by a contemporary four-piece bathroom suite. There is also access to a boarded loft providing useful additional storage space. Outside, the property benefits from a beautifully landscaped rear garden offering a private and low-maintenance space to enjoy throughout the year, along with a driveway providing off-road parking.

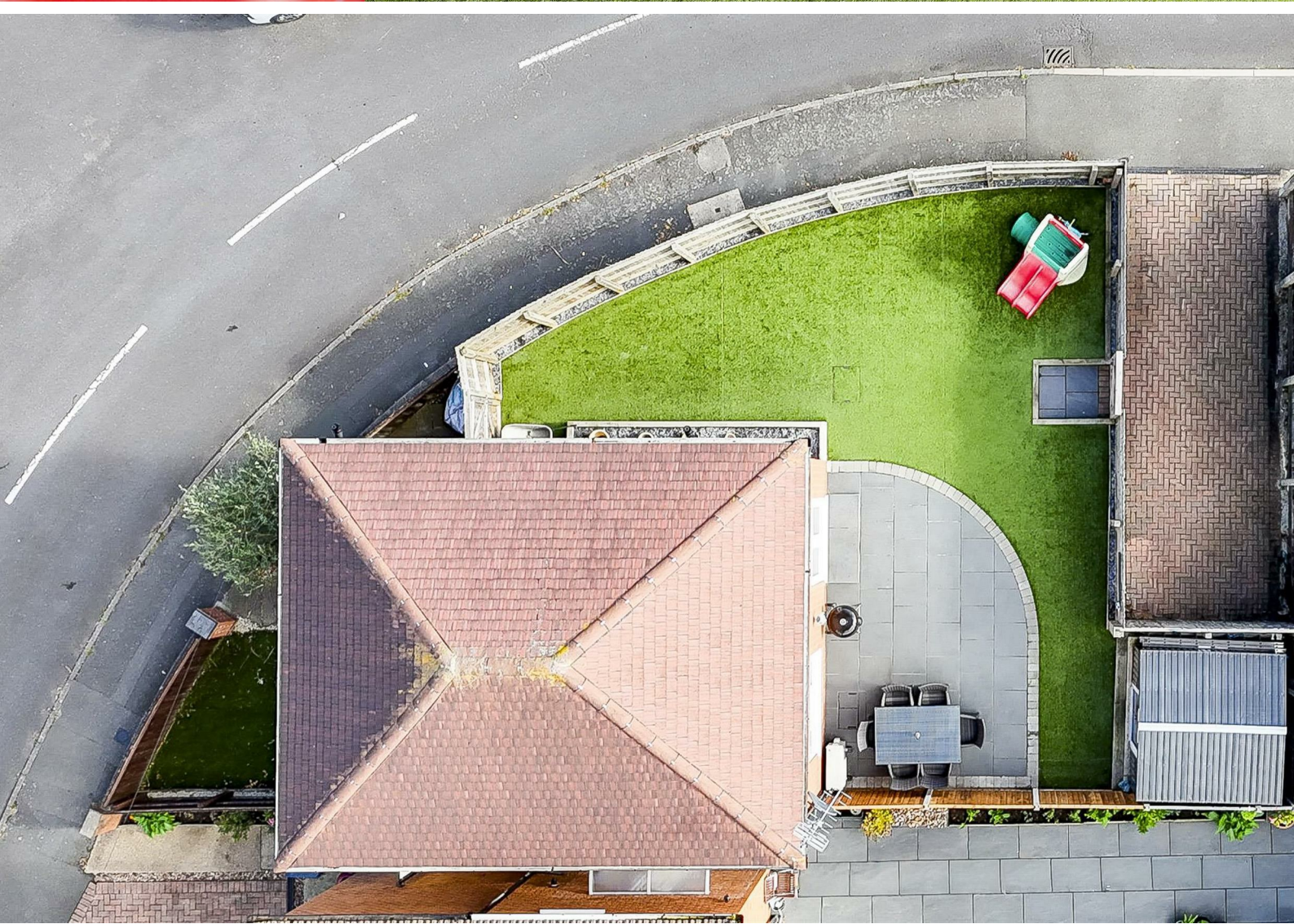
MUST BE VIEWED





- Detached House
- Three Bedrooms
- Modern Fitted Kitchen
- Ground Floor WC
- Spacious Living Room
- Four-Piece Bathroom Suite
- Landscaped Rear Garden
- Off-Road Parking
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

11*10" x 3*7" (3.63 x 1.10)

The entrance hall has multi-coloured slate tile flooring, carpeted stairs, and a single composite door providing access into the accommodation.

WC

5*7" x 2*7" (1.72 x 0.81)

This space has a low level dual flush WC, a wash basin with fitted storage cupboard, multi-coloured slate tile flooring, tiled splashback, a chrome heated towel rail, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

Kitchen

10*11" x 10*5" (3.35 x 3.20)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a mono mixer tap and drainer, an integrated oven with a gas hob and extractor fan, an integrated fridge freezer, an integrated washing machine, space for a tumble-dryer, tiled splashback, space for a dining table, multi-coloured slate tile flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Living Room

17*5" x 10*8" (5.31 x 3.27)

The living room has a UPVC double-glazed window to the rear elevation, a radiator, a TV point, wood plank-effect flooring, and double French doors with integral blinds opening out to the rear garden.

FIRST FLOOR

Landing

6*11" x 3*8" (2.12 x 1.14)

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, and provides access to the first floor accommodation.

Master Bedroom

11*11" x 9*8" (3.64 x 2.97)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a wall-mounted air conditioning unit, and a fitted sliding mirror door wardrobe.

Bedroom Two

9*11" x 9*8" (3.04 x 2.97)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and access to the boarded loft with lighting via a drop-down ladder.

Bedroom Three

8*3" x 7*3" (2.52 x 2.22)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, an in-built cupboard, and a radiator.

Bathroom

7*3" x 6*3" (2.21 x 1.92)

The bathroom has a low level dual flush WC, a wash basin with fitted storage cupboard, a wall-mounted mirrored cabinet, a panelled bath, a corner fitted shower enclosure with a mains-fed shower, partially tiled walls, tiled flooring, a chrome heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a low-maintenance enclosed garden with a paved pathway leading to the entrance, brick boundary walls, and fencing. There is also a mature tree adding a touch of greenery.

Rear

To the rear of the property is a private enclosed landscaped garden with a slate patio area, an artificial lawn, external lighting, a metal shed, and fence panelled boundaries. Additionally, there is a block-paved driveway to the side of the garden.

ADDITIONAL INFORMATION

- Broadband Networks Available - Openreach
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 20 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
- Other Material Issues – No
- Any Legal Restrictions – No

DISCLAIMER

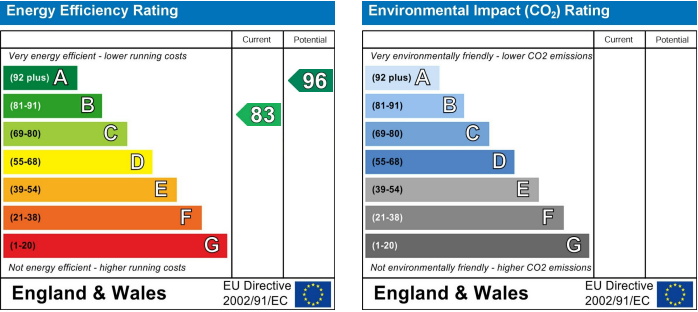
Council Tax Band Rating - Gedling Borough Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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