



Stanhope Crescent,  
Arnold, Nottingham  
NG5 7BA

**£260,000 Freehold**





Robert Ellis Estate Agents are delighted to offer to the market this IMMACULATE THREE BEDROOM, RENOVATED SEMI DEATCHED HOME situated in the HEART of ARNOLD, NOTTINGHAM.

The property is a stone's throw away from Arnold town center accommodating local amenities, shops and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City center and surrounding villages/towns. You have Redhill Academy and Richard Bonington Primary & Nursery schools within the area, making it ideal for families.

Upon entry, you are welcomed into the hallway which leads through to the lounge with its feature fireplace. Located off the bright and spacious hallway refitted modern open plan dining kitchen with fitted units and ample space for a dining table, making this an ideal for socializing. The kitchen also French patio doors leading out to the low maintenance rear garden. The ground floor also hosts a lobby with storage cupboard/Utility room and downstairs W/C.

Stairs lead to landing, first double bedroom with built in wardrobes, second double bedroom with built in wardrobes, third bedroom with Buit in wardrobe and a modern refitted family bathroom featuring a three-piece suite.

To the rear of the home is an enclosed, low maintenance garden which has been landscaped featuring a large lawn and two separate patio areas. The front of the house offers ample parking with a spacious driveway and a small lawned area.

A viewing is HIGHLY RECOMMENDED to appreciate the SPECIFICATION, QUALITY and LOCATION of this FANTASTIC OPPORTUNITY- Contact the office now!





### Entrance Hallway

With modern UPVC double glazed composite door to the front, UPVC double glazed window to the side, wall mounted radiator, stairs to the first floor with inset lighting, laminate flooring, ceiling light point, panelled doors and understairs storage cupboard providing useful additional storage space, panelled doors to:

### Living Room

13'7 × 13'5 approx (4.14m × 4.09m approx)

UPVC double glazed bay window to the front, ceiling light point, coving to the ceiling, wall mounted electric feature fireplace, wall mounted TV point with inset, laminate flooring.

### Open Plan Kitchen Diner

20' × 10'1 approx (6.10m × 3.07m approx)

This modern, spacious open plan kitchen diner benefits from having a range of re-fitted wall and base units with work surfaces over, inset sink and drainer, four ring gas hob with stainless steel extractor hood above, Franke under counter 1½ bowl sink with a mixer tap over, tiled splashbacks, integrated fridge freezer, integrated Zanussi double oven, large format tiling to the floor, feature vertical radiator, ceiling light point, UPVC double glazed French doors to the enclosed, landscaped garden with additional UPVC double glazed window to the rear. Glazed leaded door to:

### Side Lobby

5'6 × 3'5 approx (1.68m × 1.04m approx)

UPVC double glazed door to the side, ceiling light point, large format tiling to the floor, panelled doors to:

### Ground Floor w.c.

5'2 × 2'9 approx (1.57m × 0.84m approx)

Low flush w.c., corner vanity wash hand basin with tiled splashbacks and storage below, tiled floor, window to the rear, ceiling light point.

### Utility Room

3' × 5'2 approx (0.91m × 1.57m approx)

Space and plumbing for an automatic washing machine with stacked tumble dryer above, wall mounted Vaillant gas central heating combination boiler.

### First Floor Landing

Stairs with inset lighting, UPVC double glazed window to the side, loft access hatch, ceiling light point and panelled doors to:

### Bedroom 1

12'5 × 12'1 approx (3.78m × 3.68m approx)

Two UPVC double glazed windows to the front, wall mounted radiator, ceiling light point, coving to the ceiling, wall mounted TV point, built-in wardrobes with sliding mirror doors providing ample storage space.

### Bedroom 2

12'5 × 10'2 approx (3.78m × 3.10m approx)

UPVC double glazed window to the rear, wall mounted radiator, ceiling light point, built-in wardrobes with sliding mirror doors providing ample storage.

### Bedroom 3

8'4 × 8'1 approx (2.54m × 2.46m approx)

UPVC double glazed window to the side, wall mounted radiator, ceiling light point, built-in wardrobes over the stairs providing ample storage.

### Bathroom

5'7 × 8'3 approx (1.70m × 2.51m approx)

A modern white three piece suite comprising of a P shaped panelled bath with mains fed rain water shower head above, low flush w.c., vanity wash hand basin with storage cupboards below, modern vertical feature radiator, tiling to the walls and floor, recessed spotlight to the ceiling, UPVC double glazed window to the rear and an extractor fan.

### Outside

To the front of the property there is a garden laid mainly to lawn with wall and hedges to the boundaries, driveway providing ample off road parking.

To the rear there is a good size, enclosed private garden incorporating a large paved patio area, hedges and fencing to the boundaries and an additional patio to the rear with picturesque views over neighbouring school creating a private rear aspect.

### Council Tax

Gedling Council Band A

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 15mbps Superfast 80mbps Ultrafast 1000mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

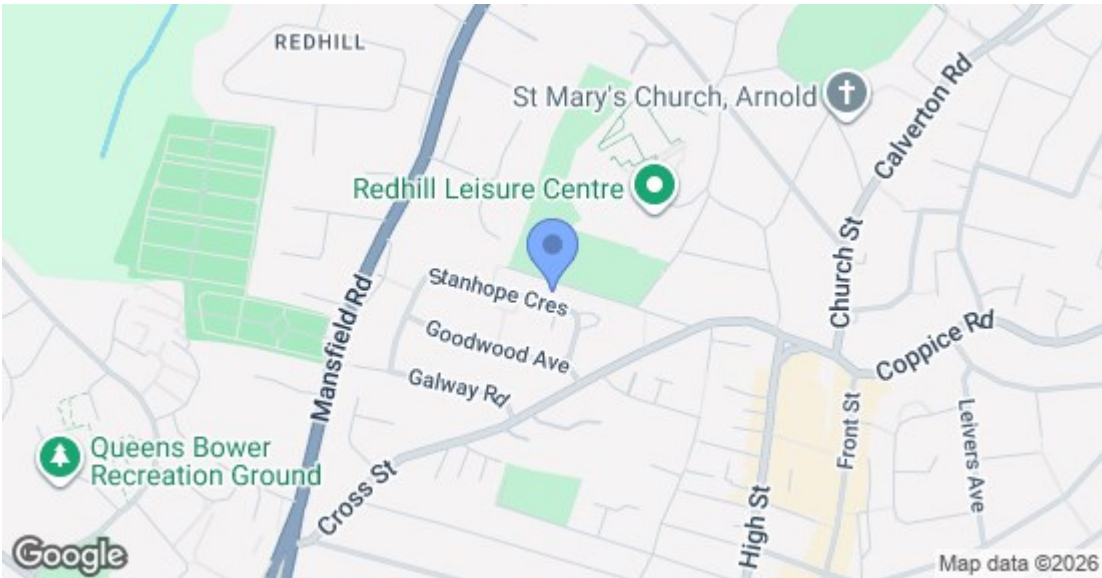
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	79
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.