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FOR SALE

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18 THALES DRIVE, ARNOLD, NOTTINGHAM, NOTTINGHAMSHIRE NG5 7NF

OFFERS OVER £230,000

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Perfect for first-time buyers, growing families, and investors alike… and priced to secure a speedy sale with NO CHAIN! A modern three-bedroom townhouse in Arnold that is situated in a highly convenient location, with easy access to local shops, top-rated schools, parks, and excellent transport links.

Spanning three spacious floors, the layout comprises a welcoming entrance hall, a practical utility room with garden access, a handy ground floor W.C. , and a versatile third bedroom or home office overlooking the rear garden… as well as a room that has been created by the conversion of part of the garage. To the first floor is the heart of the home, featuring a contemporary kitchen/diner that flows seamlessly through double doors into a cosy, inviting living room—ideal for entertaining.

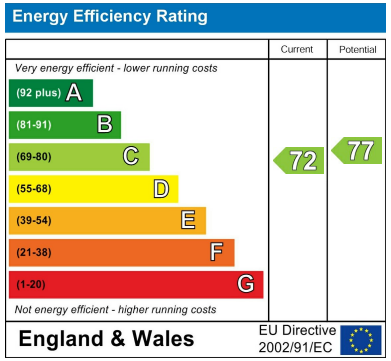
To the second floor is a generous master bedroom complete with an en-suite shower room, alongside a second double bedroom and a three-piece family bathroom.

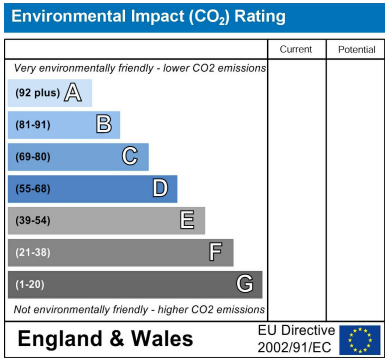
The front boasts a block-paved driveway for off-street parking, a neat gravelled area, and store / garage access (9'8 x 6'2). The rear garden offers a mix of a paved patio seating area and a further gravelled area - perfect for summer relaxation. This stylish, versatile home is not to be missed!

Situated just four miles north-east of Nottingham city centre, Arnold is a bustling, self-contained market town that seamlessly blends suburban convenience with effortless access to the city and the rolling Nottinghamshire countryside.

Please note that there is a Management Charge for the Development and we are awaiting confirmation of the amount from the seller.

Location & Connectivity - For commuters, Arnold is perfectly positioned, straddling the A60, it provides a direct, straightforward route into the city centre or north toward Mansfield. The nearby A614 opens up smooth connections to the A1 and M1.

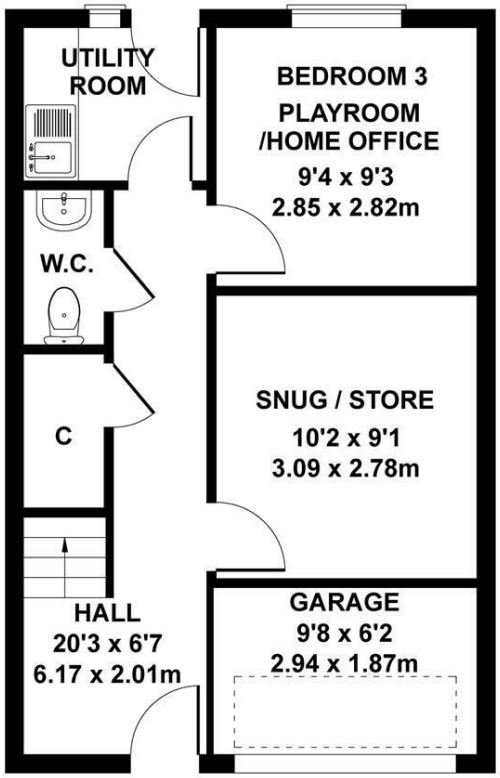




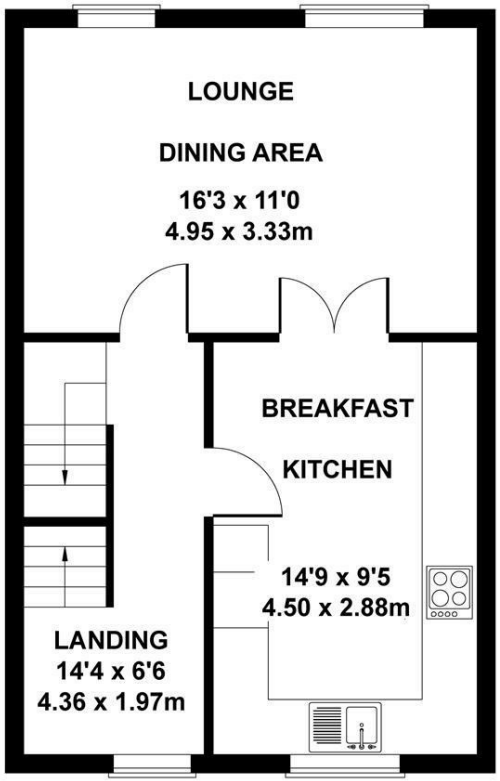
Council Tax Band **C**

Approximate Gross Internal Area
1249 sq ft - 116 sq m

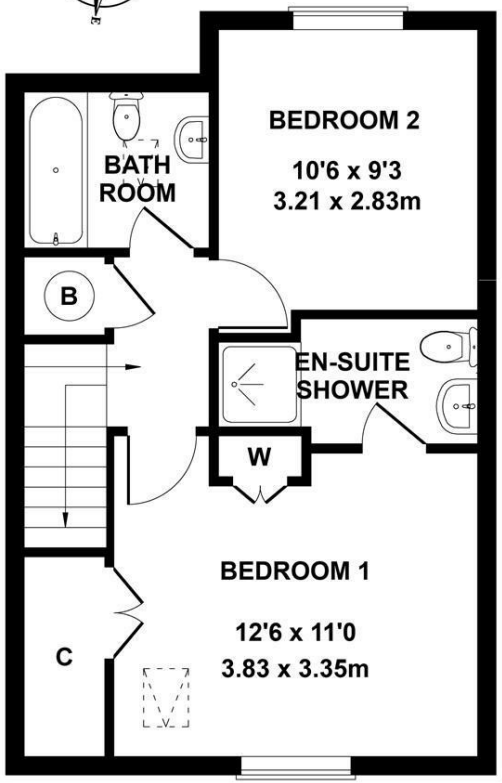
Not to Scale.
For Illustrative Purposes Only.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Lifestyle & Amenities - At the heart of the community is Arnold’s vibrant high street featuring an excellent mix of independent boutiques, cafes, craft outlets, and major supermarkets (including Asda, Sainsbury’s, and Lidl).

Leisure & Outdoors - Arnold Leisure Centre offers great swimming and fitness facilities, while theatre lovers can enjoy local productions at the Bonington Theatre.

Parks & Green Spaces - Families love the historic Arnot Hill Park, which features a beautiful lake, traditional rose gardens, a superb children's play area, and a skate park. For more rugged outdoor adventures, the sprawling paths of Bestwood Country Park and Gedling Country Park are right on your doorstep.

Local Education & Ofsted Highlights - For family buyers, education is often the top priority—and Arnold delivers exceptionally well. The local schools have a fantastic reputation, with several standout performers following recent inspections.

Note: In line with recent changes to national policy, Ofsted has phased out single-word overall effectiveness grades for state schools; inspections now focus closely on individual categories like 'Quality of Education' and 'Sixth Form provision.'

Primary Education
Arnold features an abundance of fantastic primary schools scattered across its residential pockets, making the morning school run effortless.
Ernehale Infant & Junior Schools: Highly regarded in the local area, with a consistent history of 'Good' ratings and strong academic performance.
Arnold View Primary School: Situated on Gedling Road, this popular community school maintains a strong 'Good' rating with high praise for its nurturing environment.
Coppice Farm Primary School & Killisick Junior School: Both serve their respective neighbourhoods brilliantly, consistently rated 'Good' and noted for excellent student progress and community engagement.

Secondary Education

The Redhill Academy: Located on the periphery of Arnold, this highly sought-after academy holds a prestigious 'Outstanding' rating across all categories. It is widely recognised as one of the top-performing secondary schools in the county, making it a major draw for families moving into the catchment area.

Arnold Hill Spencer Academy: A massive success story for the local area. Following a recent inspection, the academy celebrated a brilliant upgrade to a comprehensive 'Good' rating, with its Post-16 provision officially judged as 'Outstanding'. Ofsted highly praised its challenging curriculum and ambitious expectations for all pupils.

Christ the King Catholic Voluntary Academy: Providing excellent faith-based education for the wider area, this academy maintains a solid, well-earned 'Good' rating, with strong GCSE attainment metrics.

BINGHAM'S COMMUNITY ESTATE AGENT

We are proud to support all of these Organisations from in and around Bingham which help to make this such a wonderful Town and area to live in.

For more details, email **sponsorship@hammondpropertyservices.com**

Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £5,183 in 2025 for this extremely important Charity.

For details of our latest quiz, please visit www.hammondpropertyservices.com/quiz

ANTI-MONEY LAUNDERING (AML) COMPLIANCE

In accordance with legal requirements, prospective purchasers will be asked to provide identification and verification documents to satisfy Anti-Money Laundering regulations. This process is standard practice for which there is a small fee of £9.50 per applicant and must be completed successfully before any sale can proceed.

DISCLAIMER ON PROPERTY TESTING

Please note that no appliances, services, nor fittings within the property have been tested by Hammond Property Services. Accordingly, we are unable to offer any warranties or assurances in relation to their condition or functionality. Further queries on these will be answered between the purchasers' and the vendors' conveyancer throughout the purchase process. If you wish for any item to be tested at your own cost, then please contact our office.

IMPORTANT NOTICE

These sales particulars have been prepared in good faith by Hammond Property Services on the instruction of the vendor. Whilst every care has been taken to ensure accuracy - services, equipment, and fixtures mentioned have not been tested, and prospective purchasers should carry out their own investigations. Measurements and floor plans that have been provided are approximate and for guidance only. These particulars do not form part of any offer or contract.

REFERRAL FEES

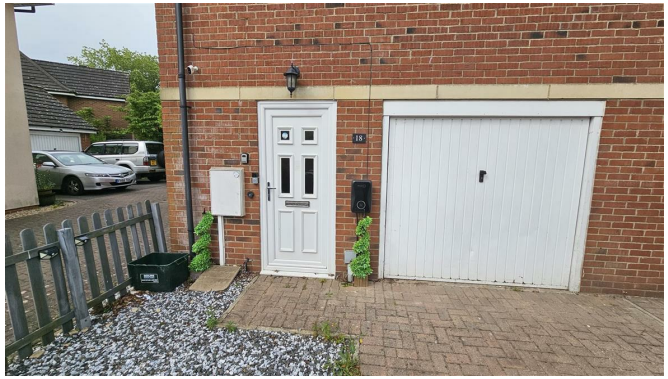
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

1st January 2026

Meet 'Pearl'

After months of fundraising, we have now achieved our Target of £5,000 to enable a Guide Dog Puppy to be named and trained on our behalf... and here she is!

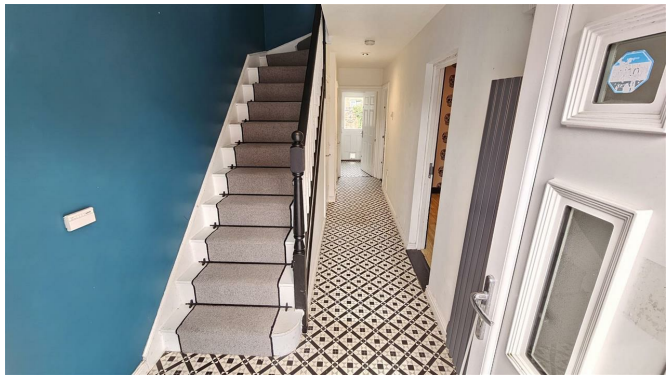
Named 'Pearl', to celebrate our 30th Anniversary, we are proud to say that Puppy Pearl is now with her suitably matched recipient and is making a huge difference in the lifestyle to her new beneficiary.

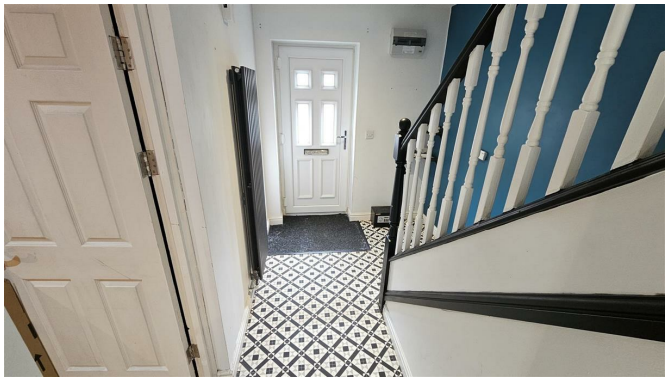


with a upvc entrance door into the

RECEPTION HALL
with tiled effect flooring. Stairs to the first floor.
Stylish central heating radiator.

SNUG / STORE FROM GARAGE CONVERSION
10'2 x 9'0 (3.10m x 2.74m)
with an electric panel heater radiator and wood effect flooring.





BEDROOM 3 / PLAYROOM / HOME OFFICE – YOU CHOOSE!
9'4 x 9'3 (2.84m x 2.82m)
with a central heating radiator and a double glazed window overlooking the rear garden.

UTILITY ROOM
with work surface with drawers and cupboards under. Plumbing for an automatic washing machine and a vent for a tumble dryer. Double glazed door to the rear garden.

CLOAKROOM
with two piece suite comprising low flush W.C. and wash hand basin. Central heating radiator. Tile effect flooring.

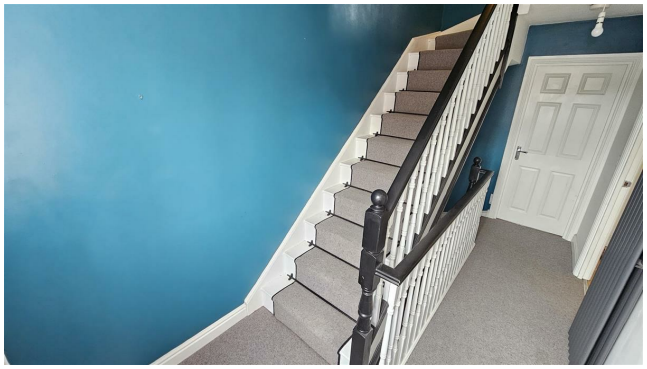
LANDING
with a stylish central heating radiator and a double glazed window to the front.

LOUNGE / DINING AREA
16'3 x 11'0 (4.95m x 3.35m)
with two pairs of double glazed windows overlooking the rear. Two stylish central heating radiators.

DINING KITCHEN

14'9 x 9'6 (4.50m x 2.90m)

The kitchen diner has a range of fitted base and wall units with rolled-edge worktops and a breakfast bar, a large sink with a drainer and a mixer tap, an integrated electric oven, four ring gas hob, dishwasher & fridge freezer, partially tiled splashback, a central heating radiator, recessed spotlights, wood effect flooring and a UPVC double-glazed window to the front elevation.



STAIRS TO THE SECOND FLOOR LANDING
with airing cupboard housing the boiler.

BEDROOM 1
12'6 x 11'0 (3.81m x 3.35m)
with double glazed window. Central heating radiator. Two sets of double wardrobes.

EN SUITE SHOWER ROOM
Shower enclosure, pedestal wash basin and low flush W.C. Complementary tiling.

BEDROOM 2
10'6 x 9'3 (3.20m x 2.82m)
with double glazed window. Central heating radiator.

BATHROOM
with suite comprising panelled bath with shower over and pivot screen, pedestal wash basin and low flush W.C. Central heating radiator. Complementary tiling.

OUTSIDE - FRONT

The front boasts a block-paved driveway for off-street parking, a neat gravelled area and access to the remainder of the store / garage (9'8 x 6'2).

OUTSIDE - REAR

The rear garden offers a mix of a paved patio seating area and a further gravelled area - perfect for summer relaxation. This stylish, versatile home is not to be missed! So, whether it is the afternoon cup of tea and a bit of cake… or the final drop from a bottle of Merlot… you and your family (and numerous friends) will enjoy the relaxing view across the easy to maintain garden – perfect for those who enjoy privacy and al fresco dining with friends and family during those balmy summer evenings.