

HoldenCopley

PREPARE TO BE MOVED

Cranston Avenue, Arnold, Nottinghamshire NG5 8DP

£250,000

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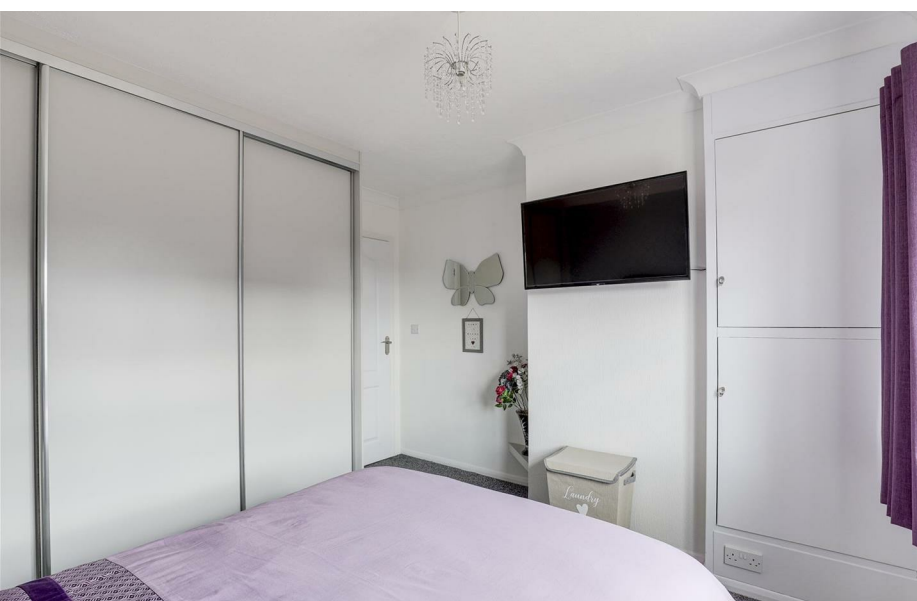


BEAUTIFULLY PRESENTED BUNGALOW...

This two-bedroom semi-detached bungalow is a true credit to the current owners, showcasing a beautifully presented interior and exterior that is ready to move straight into. Having undergone a comprehensive programme of modernisation, the property benefits from a recently replaced central heating system and boiler, full rewire, a contemporary kitchen and bathroom, and much more – making it perfect for any buyer seeking comfort and style. Situated at the start of a quiet cul-de-sac in a highly sought-after location, the property is ideally positioned close to a range of local amenities, excellent transport links, and open green spaces. Internally, the accommodation comprises an inviting entrance hall, a spacious living room with a feature fireplace, and a modern fitted kitchen complete with a range of integrated appliances and a door leading into the bright and airy conservatory – offering a lovely outlook across the rear garden. There are also two generously sized bedrooms, both serviced by a stylish bathroom suite. Externally, the property boasts kerb appeal with a beautifully landscaped front garden, featuring a gated driveway, low-maintenance gravelled areas, paved walkways, established flower beds, and charming climbing plants. A generous side patio leads to a stunning rear garden, complete with a manicured lawn, mature planting, and a striking red-leafed maple tree. The rear of the garden also benefits from an additional patio space with a wooden pergola – perfect for alfresco dining – along with a lovely water feature, and access to a garage and shed.

MUST BE VIEWED





- Semi-Detached Bungalow
- Two Double Bedrooms
- Spacious Living Room With Gas Fireplace
- Newly-Fitted Kitchen Featuring Integrated Appliances
- Conservatory
- Replaced Boiler & Central Heating System
- Three-Piece Bathroom Suite
- Beautiful Gardens To The Front, Side & Rear
- Gated Driveway & Separate Garage
- Sought-After Location





ACCOMMODATION

Entrance Hall

15'1" x 3'7" (4.60m x 1.11m)

The entrance hall has LVT flooring, a radiator, access to the loft, and a single UPVC door providing access into the accommodation.

Kitchen

10'2" x 8'7" (3.12m x 2.63m)

The kitchen has a range of fitted base and wall units with laminate worktops, a stainless steel sink and a half with a mixer tap and drainer, an integrated oven with an electric hob and extractor hood, an integrated microwave, an integrated fridge, a radiator, partially tiled walls, carpet tiled flooring, recessed spotlights, a UPVC double-glazed window to the rear elevation, and a single UPVC door leading into the conservatory.

Conservatory

12'2" x 8'11" (3.73m x 2.72m)

The conservatory has carpeted flooring, a polycarbonate roof, a fitted wood-effect worktop with a base cupboard, space and plumbing for a washing machine and an additional appliance, exposed brick walls, a range of UPVC double-glazed windows to the side and rear elevation, and double French doors opening out to the rear garden.

Living Room

13'10" x 12'11" (4.24m x 3.95m)

The living room has a UPVC double-glazed bow window to the front elevation, a further UPVC double-glazed window to the side elevation, carpeted flooring, coving to the ceiling, a feature fireplace with a gas coal-effect fire, a radiator, a TV point, and space for a dining table.

Bedroom One

11'5" x 10'11" (3.50m x 3.35m)

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, in-built storage cupboards, a fitted sliding triple door wardrobe, coving to the ceiling, and a TV point.

Bedroom Two

10'6" x 7'10" (3.22m x 2.41m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

Bathroom

6'7" x 6'3" (2.01m x 1.93m)

The bathroom has a concealed dual flush WC combined with a sunken wash basin and fitted storage cupboards, a corner fitted shower enclosure with an electric shower fixture, tiled flooring, fully tiled walls, a chrome heated towel rail, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

The front garden features a gated driveway leading to low-maintenance gravel areas complemented by paved walkways, established flower beds, a water fountain, and climbing plants. A generous side patio provides a seamless flow to the rear garden, which boasts a lawn bordered by mature shrubs and ornamental trees, including a red-leafed maple, a water feature running down from the top patio, an additional patio area, a wooden pergola, and an outdoor tap. The garden is enclosed by attractive panelled fencing, offering both privacy and security. Convenient side access leads directly into the garage and a shed, both benefiting from power and lighting.

Garage

19'9" x 9'8" (6.04m x 2.95m)

The garage has lighting, power points, fitted base units with a stainless steel sink, a UPVC double-glazed obscure window to the side elevation, and an electric up and over door opening out onto an additional driveway.

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

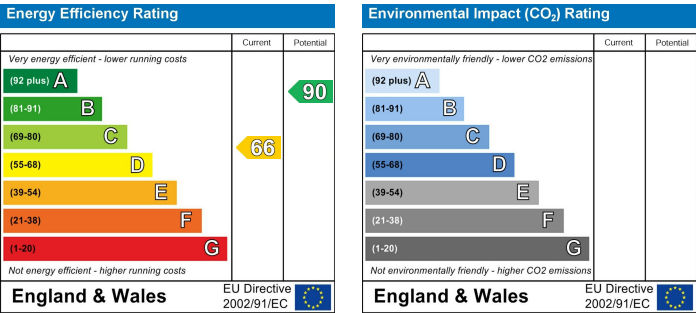
Council Tax Band Rating - Gedling Borough Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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