



**Stanhope Crescent  
Arnold, Nottingham NG5 7BA**

**Asking Price £250,000 Freehold**

0115 648 5485



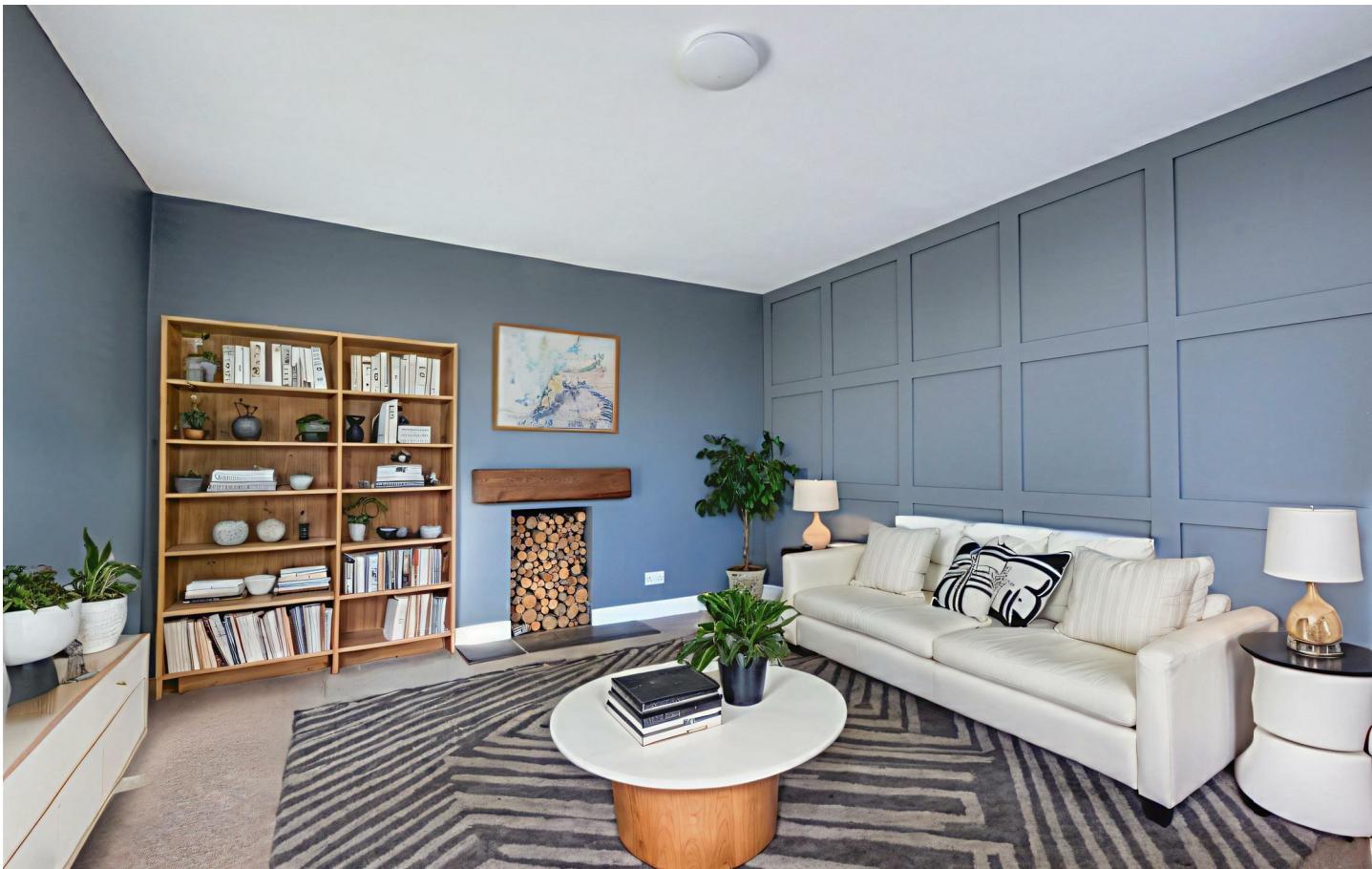
/robertellisestateagent



@robertellisea



A WELL PRESENTED THREE BEDROOM  
SEMI - DETACHED FAMILY HOME!



Robert Ellis Estate Agents are pleased to present this well-finished three-bedroom semi-detached home, offering a high-quality, stylish finish throughout, and located in a convenient and popular area of Arnold, Nottingham. The property is ideally positioned close to Arnold town centre, local amenities, transport links, and well-regarded schools, making it an excellent choice for families.

The accommodation begins with a welcoming entrance hallway leading to a comfortable living room featuring a contemporary fireplace. To the rear, there is a modern open-plan kitchen/diner, fitted with sleek units and providing ample space for dining and entertaining. From the kitchen/diner, a door leads through to a useful utility room, which in turn gives access to a separate ground-floor WC.

Upstairs, the property offers three well-proportioned bedrooms, all benefitting from fitted storage, along with a stylishly finished family bathroom.

Outside, the rear garden is enclosed and designed for low maintenance, while to the front there is a driveway providing off-road parking.

Early viewing is recommended to appreciate the stylish finish, practical layout, and convenient location this home has to offer.



## Entrance Hallway

Composite entrance door to the front elevation leading into the entrance hallway comprising laminate flooring, UPVC double glazed window to the side elevation, wall mounted radiator, panelling, open through to the kitchen diner, storage cupboard housing the combination boiler, doors leading off to:

## Lounge

11'51 x 12'50 approx (3.35m x 3.66m approx)  
UPVC double glazed window to the front elevation, panelling, carpeted flooring.

## Kitchen Diner

18'49 x 9'40 approx (5.49m x 2.74m approx)  
Laminate flooring, UPVC double glazed window to the side elevation, UPVC double glazed window to the rear elevation, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, tiled splashbacks, integrated dishwasher, integrated dishwasher, oven with four ring induction hob over and extractor hood above, recessed spotlights to the ceiling.

## Utility Room

5'71 x 5'64 approx (1.52m x 1.52m approx)  
Laminate flooring, UPVC double glazed door to the side elevation, wall and base units with worksurfaces over, space and plumbing for a washing machine, recessed spotlights to the ceiling, door leading through to the downstairs WC.

## WC

2'94 x 5'64 approx (0.61m x 1.52m approx)  
WC, handwash basin with mixer tap, recessed spotlights to the ceiling, UPVC double glazed window to the side elevation, heated towel rail.

## First Floor Landing

Carpeted flooring, UPVC double glazed window to the side elevation, access to the loft, doors leading off to:

## Bathroom

UPVC double glazed window to the side elevation, tiled flooring, tiled splashbacks, WC, handwash basin with mixer tap, bath with mixer tap and mains fed shower over, heated towel rail.

## Bedroom One

9'93 x 12'72 approx (2.74m x 3.66m approx)  
UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring, feature fireplace.

## Bedroom Two

9'39 x 11'53 approx (2.74m x 3.35m approx)  
UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring.

## Bedroom Three

7'99 x 7'9 approx (2.13m x 2.36m approx)  
UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring, built-in storage.

## Outside

### Front of Property

To the front of the property there is a driveway providing off the road parking for multiple cars, fencing to the boundaries.

### Rear of Property

To the rear of the property there is an enclosed rear garden being laid mainly to lawn, patio area, decked area, shed, fencing to the boundaries.

### Agents Notes: Additional Information

All furniture has been used on this listing.

Council Tax Band: B

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank: No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 15mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

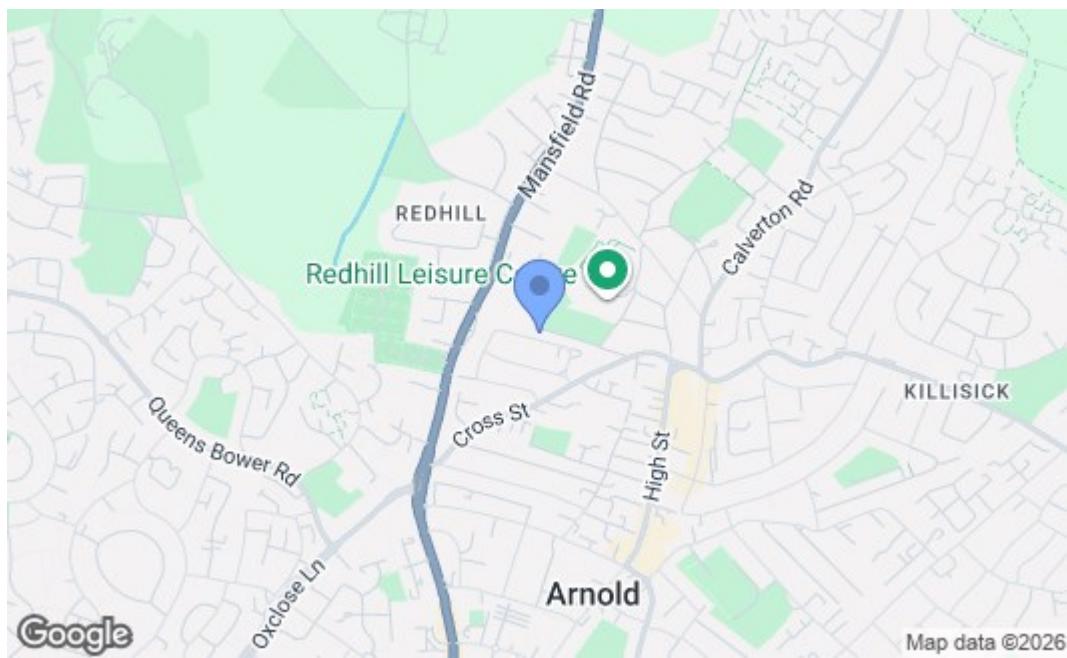
Flood Defences: No

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		85
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
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.