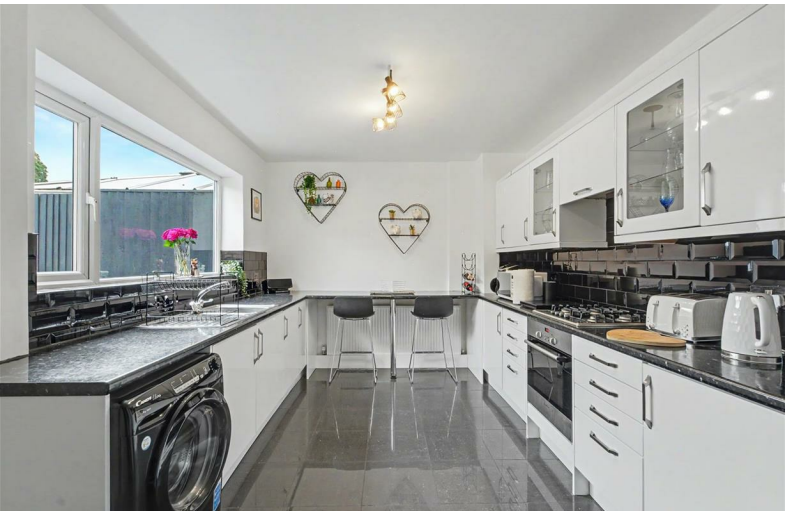
Robert Ellis

look no further. . .



Hawthorn Crescent
Arnold, Nottingham NG5 8BT

A BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED HOME WITH A GENEROUS REAR GARDEN.

Guide Price £240,000 Freehold

0115 648 5485

/robertellisestateagent

@robertellisea

Robert Ellis Estate Agents are delighted to bring to the market this beautifully presented three bedroom semi-detached home, situated in a popular residential location within Arnold and offering spacious accommodation throughout, ideal for first-time buyers, young families and those looking to simply move straight in.

Upon entering the property, you are welcomed into a bright entrance hallway providing access to the principal ground floor accommodation. The lounge is a generous and inviting reception room, benefiting from a large front-facing window which allows an abundance of natural light to flood the space, creating a warm and comfortable environment for everyday living.

To the rear of the property is a spacious kitchen diner, fitted with a range of modern wall and base units, complementary work surfaces and ample space for dining. The kitchen offers a practical yet sociable layout, perfect for family meals and entertaining, whilst also benefiting from useful under-stairs storage. Leading directly from the kitchen is a versatile additional reception room. This flexible space could easily be adapted to suit a purchaser's individual requirements, whether as a playroom, home gym, hobby room or second sitting room.

To the first floor, the landing provides access to three well-proportioned bedrooms and a modern family bathroom. Two bedrooms being generous double rooms, whilst the remaining bedroom offers excellent accommodation for children, guests or those working from home. The bathroom has been fitted with a contemporary suite comprising an L-shaped bath with mains-fed shower over, vanity wash hand basin and WC.

Externally, the property enjoys attractive front and rear gardens. The front garden is enclosed by attractive stone wall boundaries with gated access, creating an appealing first impression. To the rear, a decked seating area provides the perfect space for outdoor dining and entertaining, leading up to a substantial lawned garden which offers plenty of room for children to play and families to enjoy throughout the warmer months.

Situated within easy reach of Arnold town centre, a variety of local shops, supermarkets, well-regarded schools and excellent transport links, this fantastic home combines spacious living accommodation with a convenient and sought-after location.

An internal viewing is highly recommended to fully appreciate the space, versatility and lifestyle this wonderful property has to offer.

Entrance Hallway
UPVC entrance door leading into the hallway comprising vinyl flooring, UPVC double glazed window to the side elevation, wall mounted radiator, staircase leading to the first floor landing, doors leading off to:

Lounge
12'66 x 12'99 approx (3.66m x 3.66m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, coving to the ceiling, vinyl flooring.

Kitchen
16'15 x 10'14 approx (4.88m x 3.05m approx)
A range of matching wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, oven with four ring gas hob over and extractor hood above, tiled splashbacks, breakfast bar, space and plumbing for a washing machine, space and point for a fridge freezer, tiled flooring, UPVC double glazed window to the rear elevation, understairs storage cupboard, door leading through to office.

Office
8'38 x 11'17 approx (2.44m x 3.35m approx)
UPVC double glazed sliding door to the rear elevation leading out to the rear garden, vinyl flooring, storage room.

This versatile extended space could be used for a home office, dining room, playroom, home gym subject to the buyers needs and requirements.

New roof fitted in 2024 with guarantee.

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

Bedroom One
12'67 x 11'32 approx (3.66m x 3.35m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring.

Bedroom Two
9'61 x 11'43 approx (2.74m x 3.35m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring.

Bedroom Three
9'25 x 7'31 approx (2.74m x 2.13m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring.

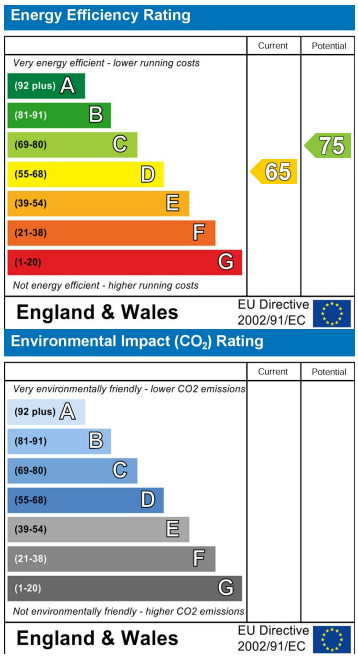
Bathroom
7'97 x 7'27 approx (2.13m x 2.13m approx)
Laminate flooring, tiled splashbacks, UPVC double glazed window to the rear elevation, airing cupboard housing the boiler, WC, vanity wash hand basin with mixer tap over, L-shaped bath with mixer tap and mains fed shower over, recessed spotlights to the ceiling, wall mounted radiator.

Outside

Front of Property
To the front of the property there is a gated front garden with lawned area, pathway leading to the front entrance door, gated access to the rear of the property, and walled boundaries.

Rear of Property
To the rear of the property there is an enclosed rear garden incorporating a decked area with steps leading to a good sized lawned space, outdoor water tap, fencing to the boundaries, gated access to the front of the property.

Agents Notes: Additional Information
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 7mbps 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



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.

78 Front Street, Arnold, Nottinghamshire, NG5 7EJ
arnold@robertellis.co.uk
0115 648 5485