Robert Ellis

look no further. . .

Hawthorn Crescent
Arnold, Nottingham NG5 8BW

A THREE BEDROOM SEMI DETACHED FAMILY HOME SITUATED IN ARNOLD - NO UPWARD CHAIN!

Guide Price £220,000 Freehold

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Situated in the heart of the popular residential area of Arnold, this well-proportioned three-bedroom semi-detached home offers an excellent opportunity for families or buyers looking to make a property their own. Offered to the market with no upward chain, the home provides spacious and versatile accommodation throughout.

Upon entering, you are welcomed by a generous entrance hall that leads to the stairs to the first floor, a comfortable lounge, and an open-plan kitchen/diner, perfect for everyday living and entertaining. Off the kitchen/diner, you'll find a convenient downstairs WC, a separate utility room, and a second reception room with direct access to the rear garden.

Upstairs, the property offers three good-sized bedrooms and a well-appointed family bathroom.

Externally, the property boasts a spacious rear garden, ideal for families or those with green fingers, while the front of the property provides a driveway for off-road parking.

Located close to a range of local amenities, shops, schools such as Pinewood Infants and Killisick Juniors, and excellent transport links, this home is ideal for commuters and families alike.

Entrance Hallway
Composite entrance door to the front elevation leading into the entrance hallway comprising double glazed window to the side elevation, wall mounted radiator, door leading off to kitchen diner, staircase leading to the first floor landing.

Kitchen Diner
15'6" x 10'8" approx (4.74 x 3.27 approx)
Carpeted flooring, door leading to downstairs WC, door leading to the lounge, door to the pantry, wall mounted radiator, archway to second reception room, wall mounted radiator, double glazed window to the rear elevation, a range of wall and base units with work surfaces over incorporating sink and drainer unit with mixer tap, tiled splashbacks, plumbing for a washing machine, space and plumbing with the dishwasher, oven, four ring gas hob with extractor hood above.

Pantry
5'5" x 5'11" approx (1.66 x 1.82 approx)

Downstairs WC
2'8" x 6'4" approx (0.83 x 1.95 approx)
Linoleum flooring, double glazed window to the side elevation, tiled splashbacks, WC, housing the gas meter.

Lounge
14'4" x 12'4" approx (4.37 x 3.77 approx)
Carpeted flooring, wall mounted radiator, double glazed window to the front elevation, gas fire with tiled hearth and surround, TV point.

Second Reception Room
9'2" x 11'3" approx (2.80 x 3.43 approx)
Carpeted flooring, double glazed door to the side elevation giving access to the rear elevation, double glazed window to the rear elevation wall mounted radiator.

First Floor Landing
Double glazed window to the side elevation, carpeted flooring, doors leading off to rooms.

Bedroom One
14'4" x 10'8" approx (4.38 x 3.27 approx)
Wall mounted radiator, carpeted flooring, double glazed window to the front elevation, built-in storage cupboard.

Bedroom Two
10'8" x 10'9" approx (3.27 x 3.29 approx)
Wall mounted radiator, carpeted flooring, double glazed window to the rear elevation.

Bedroom Three
7'9" x 9'9" approx (2.38 x 2.99 approx)
Wall mounted radiator, carpeted flooring, double glazed window to the front elevation.

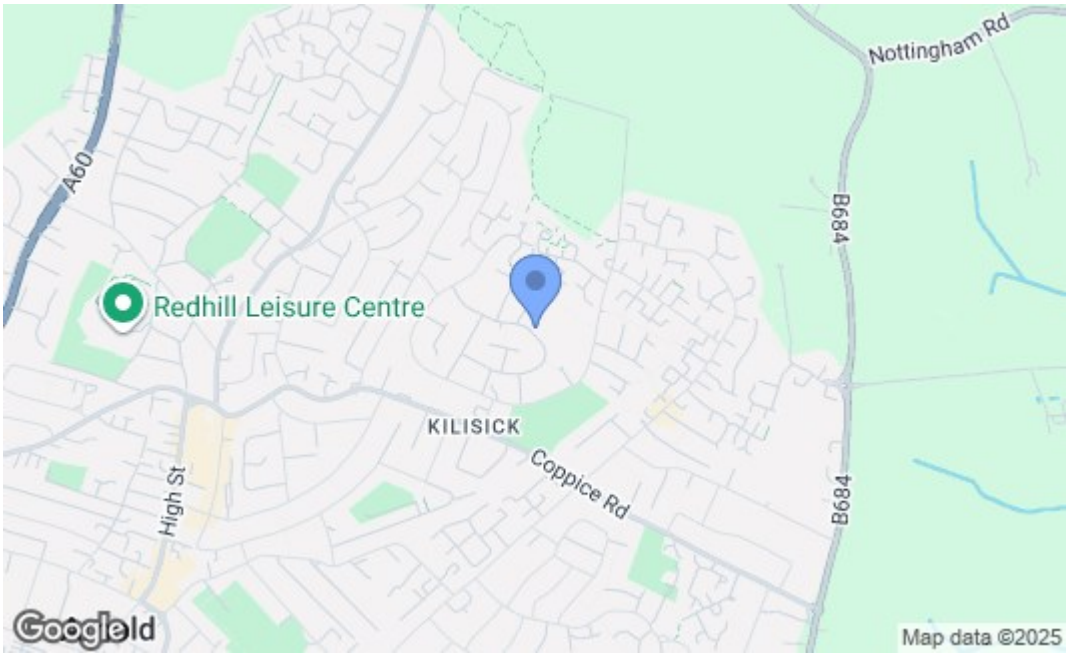
Family Bathroom
7'4" x 7'6" approx (2.25 x 2.31 approx)
Tiled flooring, tiled splashbacks, double glazed window to the rear elevation, built-in storage, heated towel rail, vanity wash hand basin with mixer tap, WC, walk-in shower cubicle with mains fed shower over.

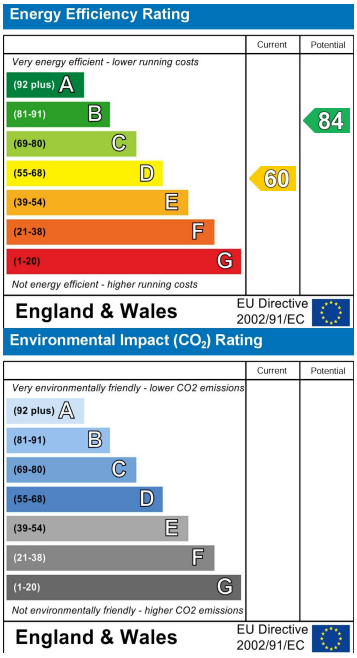
Outside

Front of Property
To the front of the property there is a driveway providing off the road parking, side access to the rear of the property, walled and hedged boundaries.

Rear of Property
To the rear of the property there is an enclosed rear tiered garden comprising a paved patio area with steps leading to decked area, fencing to the boundaries, cold water tap, shed, side 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.