



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

**Guide Price £270,000 Freehold**

Extended Four Bedroom Semi-Detached  
Home – Stanhope Crescent, Arnold NG5



\*\*\*GUIDE PRICE - £270,000 - £280,000\*\*\*

Located on the sought-after Stanhope Crescent in Arnold, this beautifully extended four-bedroom semi-detached home offers generous and versatile living space, ideal for modern family life. Positioned within easy reach of Arnold's bustling High Street, well-regarded local schools, and excellent public transport links, this property combines convenience with comfort in a highly desirable neighbourhood.

The ground floor begins with a welcoming lounge that flows through to a stunning open-plan kitchen diner, complete with a breakfast bar and range-style double oven, perfect for family meals and entertaining. The kitchen offers open access to a practical utility area, which in turn leads to a modern downstairs shower room with WC. A well-designed rear extension has created an additional reception room, currently used as a second lounge, with sliding glass doors opening directly onto the south-facing rear garden — a true suntrap that's ideal for relaxing or enjoying warm summer evenings.

Upstairs, the property features three generously sized double bedrooms, a further single bedroom, and a contemporary three-piece family bathroom. The layout is well-suited to growing families or those needing extra space for a home office or guest room.

Outside, the home is set back behind a secure, gated front garden offering double off-street parking. To the rear, the private south-facing garden provides the perfect blend of low maintenance and outdoor enjoyment.

This is a superb opportunity to acquire a spacious and stylish family home in a prime Arnold location. With flexible living accommodation, modern features and a fantastic plot, early viewing is strongly advised.



### Entrance Hallway

5'10" x 10'5" approx (1.8 x 3.2 approx)

UPVC entrance door to the front elevation leading into the entrance hallway comprising laminate flooring, carpeted staircase leading to the first floor landing, UPVC double glazed window to the side elevation, wall mounted radiator, under the stairs storage cupboard, doors leading off to:

### Lounge

10'5" x 14'9" approx (3.2 x 4.5 approx)

UPVC double glazed window to the front elevation, wall mounted radiator, laminate flooring, internal French doors leading through to the dining kitchen, fireplace.

### Dining Kitchen

21'3" x 10'2" approx (6.5 x 3.1 approx)

UPVC double glazed window to the rear elevation, laminate flooring, a range of matching wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, breakfast bar providing additional seating space, space and point for a range cooker, extractor hood, two wall mounted radiators, space and point for a freestanding fridge freezer, ample space for a dining table, opening leading through to the utility room.

### Utility Room

8'6" x 8'2" approx (2.6 x 2.5 approx)

A range of matching wall and base units with worksurfaces over, space and plumbing for a washing machine, space and point for a tumble dryer, wall mounted boiler, UPVC double glazed window to the side elevation, walkway leading through to the snug, door leading off to the downstairs shower room.

### Downstairs Shower Room

2'3" x 12'1" approx (0.7 x 3.7 approx)

Two UPVC double glazed windows to the side elevation, shower cubicle with electric shower over, vanity handwash basin with mixer tap over, WC, linoleum flooring, tiled splashbacks, recessed spotlights to the ceiling.

### Snug

11'1" x 10'5" approx (3.4 x 3.2 approx)

Laminate flooring, UPVC double glazed windows to the side elevation, UPVC double glazed sliding door to the rear elevation, access to the loft, wall mounted radiator.

### First Floor Landing

Carpeted flooring, UPVC double glazed window to the side elevation, wall mounted radiator, storage cupboard, access to the loft, doors leading off to:

### Bedroom One

13'9" x 10'5" approx (4.2 x 3.2 approx)

UPVC double glazed window to the rear elevation, built-in storage, dado rail, wall mounted radiator, carpeted flooring.

### Bedroom Two

8'2" x 13'9" approx (2.5 x 4.2 approx)

UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring, built-in wardrobe.

### Bedroom Three

10'5" x 8'10" approx (3.2 x 2.7 approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the rear elevation.

### Bedroom Four

6'10" x 9'10" approx (2.1 x 3.0 approx)

UPVC double glazed window to the front elevation, wall mounted radiator, laminate flooring, dado rail.

### Shower Room

3'3" x 5'2" approx (1.0 x 1.6 approx)

Linoleum flooring, chrome heated towel rail, WC, vanity handwash basin with mixer tap, shower cubicle with electric shower over, tiling to the walls, extractor fan.

### Outside

#### Front of Property

To the front of the property there is a gated driveway providing off the road parking, gravelled front garden, pathway leading to the front entrance door, side gated access to the rear elevation.

#### Rear of Property

To the rear of the property there is an enclosed rear garden with gravelled space, patio area, lawned areas, fencing and hedging to the boundaries, pathway to the shed, outdoor store, side gated access to the front of the property.

### Agents Notes: Additional Information

Council Tax Band: A

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

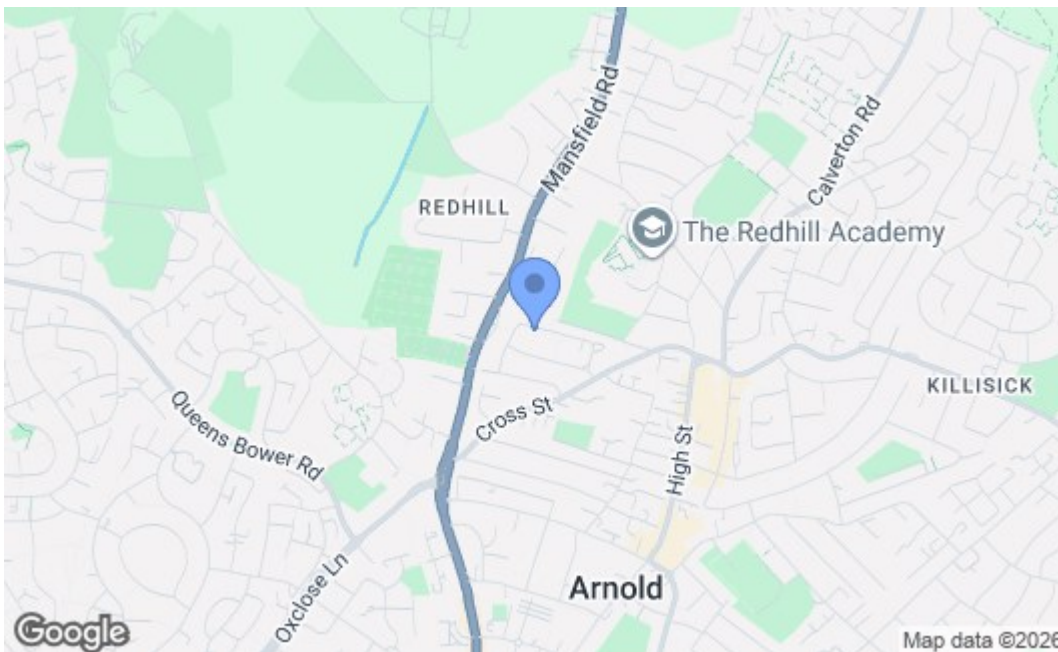
Flood Defences: No

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			
(81-91) B			
(69-80) C			
(55-68) D		67	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.