



**Cranston Avenue  
Arnold, Nottingham NG5 8DP**

**A TWO BEDROOM, MODERN SEMI  
DETACHED BUNGLOW.**

**Asking Price £235,000 Freehold**



Situated in the popular market town of Arnold, this semi-detached bungalow offers a fantastic opportunity for buyers looking for a well-maintained home with potential to extend. Benefitting from excellent public transport links to Nottingham City Centre, the property is also conveniently positioned close to a variety of local amenities including primary and secondary schools, supermarkets, a leisure centre, eateries, public houses, and an assortment of independent shops.

The accommodation, which is well-presented throughout, briefly comprises an entrance hall with access to the loft, a light and airy living room with dual aspect windows and a feature living flame gas fire, and two good-sized bedrooms. The re-fitted shower room is finished to a modern standard and features an electric shower. The shaker-style cream kitchen includes a fitted oven and provides access to the adjoining utility room/breakfast room, which offers additional storage and space for appliances such as a washing machine and dryer.

Outside, the property is set back from the road with a lawned front garden bordered by mature plants and shrubs. A driveway to the side provides off-street parking and leads to the detached garage. Gated access to the rear reveals a well-maintained lawned garden with a paved patio area, ideal for outdoor seating or entertaining.

One of the key features of this property is the planning permission already granted for a single-storey rear and side wrap-around extension, giving buyers the opportunity to create additional living space tailored to their needs.

With its combination of charm, convenience, and potential, this property is sure to appeal to a wide range of buyers. An internal viewing is highly recommended to fully appreciate the accommodation on offer.



### Front of Property

To the front of the property there is a block wall built to the boundaries with mature shrubs planted to the borders, garden laid to lawn, large driveway providing off the road vehicle hardstanding.

### Entrance Hallway

15'3 x 3'8 approx (4.65m x 1.12m approx)

Glazed entrance door to side elevation, recessed spotlights to the ceiling, wall mounted radiator, loft access hatch, laminate floor covering with internal wooden doors leading off to rooms.

### Fitted Kitchen

10'4 x 8' approx (3.15m x 2.44m approx)

A range of contemporary matching wall and base units with laminate work surfaces over incorporating stainless steel sink with mixer tap above, integrated oven with 4 ring hob above and stainless steel extractor hood over, space and point for freestanding fridge freezer, tiled splashbacks, recessed spotlights to the ceiling, wall mounted radiator, internal glazed door leading through to rear utility.

### Breakfast/Utility Room

6'10 x 9'10 approx (2.08m x 3.00m approx)

UPVC double glazed window to the side and rear elevations, wood access door providing access to driveway, linoleum floor covering, wall mounted radiator, wall light point, space and plumbing for automatic washing machine, space and point for additional fridge freezer, storage cupboards with laminate work surfaces over, breakfast bar creating additional seating space looking over rear garden, fully glazed roof creating a bright open space.

### Bedroom 1

10'1 x 11'6 approx (3.07m x 3.51m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, built-in storage cupboard housing gas central heating combination boiler providing central heating and hot water to the property.

### Family Bathroom

6'09 x 6'04 approx (2.06m x 1.93m approx)

Modern three piece suite comprising walk in shower

enclosure with electric shower above, semi-recessed vanity wash hand basin with storage cupboards below, low level flush WC, UPVC double glazed window to the rear elevation, wall mounted radiator, recessed spotlights to the ceiling, tiled splashbacks, ceiling light point, extractor fan, built-in storage cupboard providing useful additional storage space.

### Living Room

13' x 13'11 approx (3.96m x 4.24m approx)

UPVC double glazed picture window to the front elevation, additional UPVC double glazed window to the side elevation, wall mounted double radiator, ceiling light point, wall light points, feature Adam style fireplace incorporating stone hearth and surround with inset living flame gas fire, ample space for both sitting and dining areas.

### Bedroom 2

10'8 x 7'10 approx (3.25m x 2.39m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.

### Rear of Property

To the rear of the property there is an enclosed rear garden with mature shrubs planted to the borders, large paved patio areas and freestanding concrete sectional garage with front access door.

### 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

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

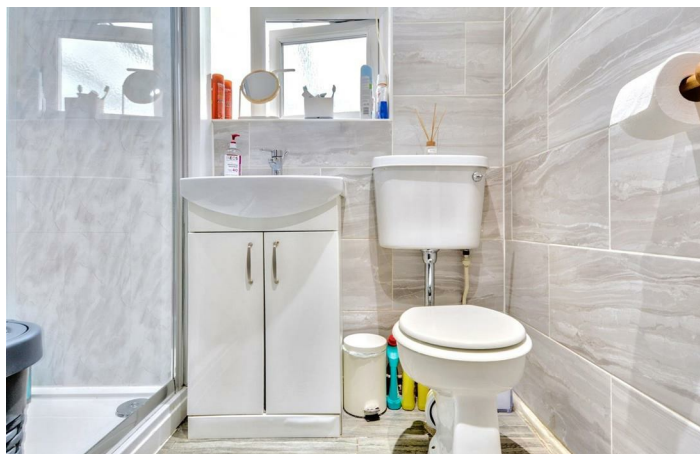
Flood Risk: No flooding in the past 5 years

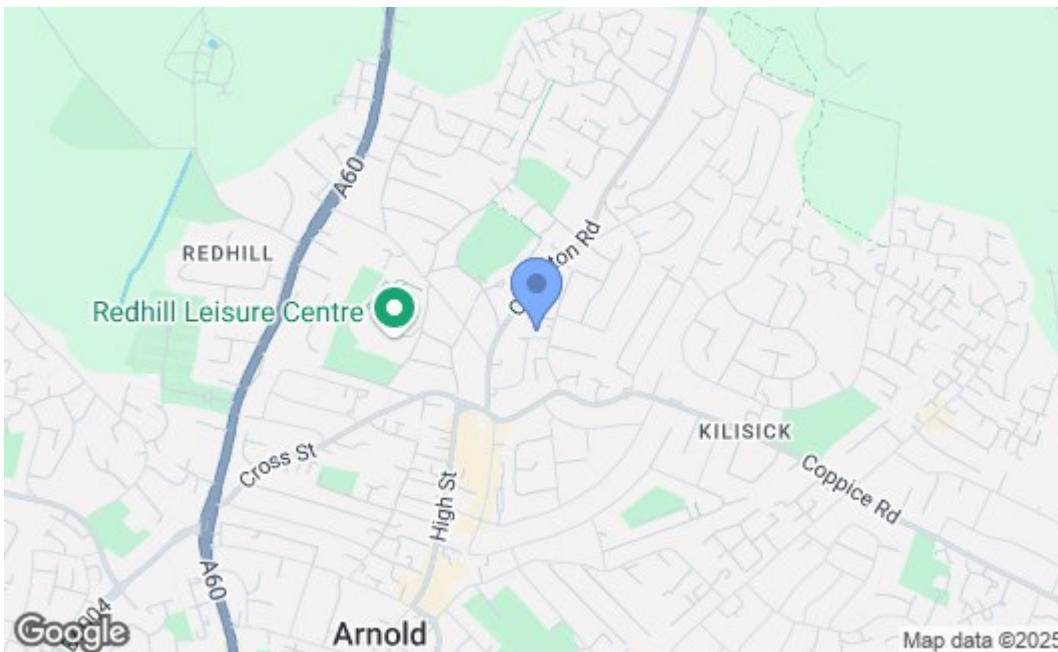
Flood Defences: No

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			86
(81-91) B			
(69-80) C			
(55-68) D		62	
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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.