



Crawford Rise,  
Arnold, Nottingham  
NG5 8QF

**£190,000 Freehold**





This beautifully presented two-bedroom terraced home, located on the popular Crawford Rise in Arnold, offers stylish, modern living in a quiet yet well-connected residential area. Finished to an exceptional standard throughout, the property is perfect for first-time buyers, downsizers, or investors alike.

At the front, a well-maintained lawn and pathway lead to the main entrance. Inside, you're greeted by a welcoming entrance hall with a handy utility cupboard for everyday convenience. To the right is a spacious, bay-fronted lounge featuring an in-built media wall and a large under-stairs storage cupboard, creating a cosy yet practical living space.

To the rear of the property, the newly fitted open-plan kitchen diner enjoys views over the landscaped garden. This bright and modern space is ideal for entertaining and family life, with direct access to the private rear garden, which is beautifully designed, low-maintenance, and fully secure. A rear gate leads to a detached garage, providing additional storage or parking options.

Upstairs, the property continues to impress with two generous double bedrooms. The principal bedroom includes ample built-in storage, while the second bedroom also offers comfortable proportions. A newly renovated three-piece family bathroom completes the upstairs, along with an airing cupboard housing the boiler and access to loft storage above.

The home is ideally situated for easy access to local bus routes, highly regarded schools, and the amenities of Arnold town centre. Nottingham city centre is just a short drive or bus journey away, while the surrounding countryside and nearby country parks offer a perfect escape into nature.

This is a fantastic opportunity to purchase a turn-key property in a well-connected and desirable location. Early viewing is highly recommended.

Contact us today to arrange your viewing!



### Entrance Hallway

5'2" x 4'7" approx (1.6 x 1.4 approx)

UPVC double glazed entrance door to the front elevation leading into the entrance hallway comprising laminate floor covering, built-in storage cupboard, carpeted flooring leading to the first floor landing, wall mounted radiator, door leading through to the lounge.

### Lounge

19'8" x 10'5" approx (6.0 x 3.2 approx)

Carpeted flooring, UPVC double glazed bay fronted window to the front elevation, wall mounted radiator, under the stairs storage cupboard, coving to the ceiling, door leading through to the kitchen.

### Kitchen

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

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, integrated oven with four ring gas hob over and extractor hood above, integrated fridge freezer, two UPVC double glazed windows to the rear elevation, UPVC double glazed door leading out to the rear garden, ample space for a dining table, wall mounted radiator, coving to the ceiling.

### First Floor Landing

Carpeted flooring, airing cupboard, access to the loft, doors leading off to:

### Bedroom One

10'5" x 14'5" approx (3.2 x 4.4 approx)

Carpeted flooring, UPVC double glazed window to the front elevation, coving to the ceiling, built-in wardrobes, wall mounted radiator.

### Bedroom Two

7'6" x 11'9" approx (2.3 x 3.6 approx)

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

### Bathroom

5'10" x 8'6" approx (1.8 x 2.6 approx)

Tiled flooring, chrome heated towel rail, WC, vanity handwash basin with mixer tap, panelled bath with mains

fed rainwater shower over, extractor fan, recessed spotlights to the ceiling, UPVC double glazed window to the rear elevation.

### Outside

#### Front of Property

To the front of the property there is a paved pathway leading to the front entrance door with lawned front garden, on road parking is available.

#### Rear of Property

To the rear of the property there is an enclosed rear garden with paved patio area leading to a lawned garden surrounded by gravel providing seating to the rear of the garden, raised flowerbeds with a range of plants and shrubbery planted throughout, fencing to the boundaries, outdoor water tap, secure gated access to the rear of the property giving access to the garage.

### Brick Built Garage

Light and power, up and over door to the front elevation.

### 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 5mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

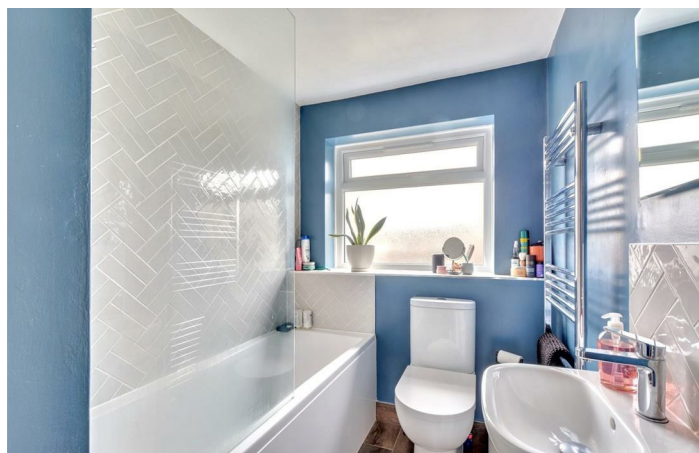
Flood Risk: No flooding in the past 5 years

Flood Defences: No

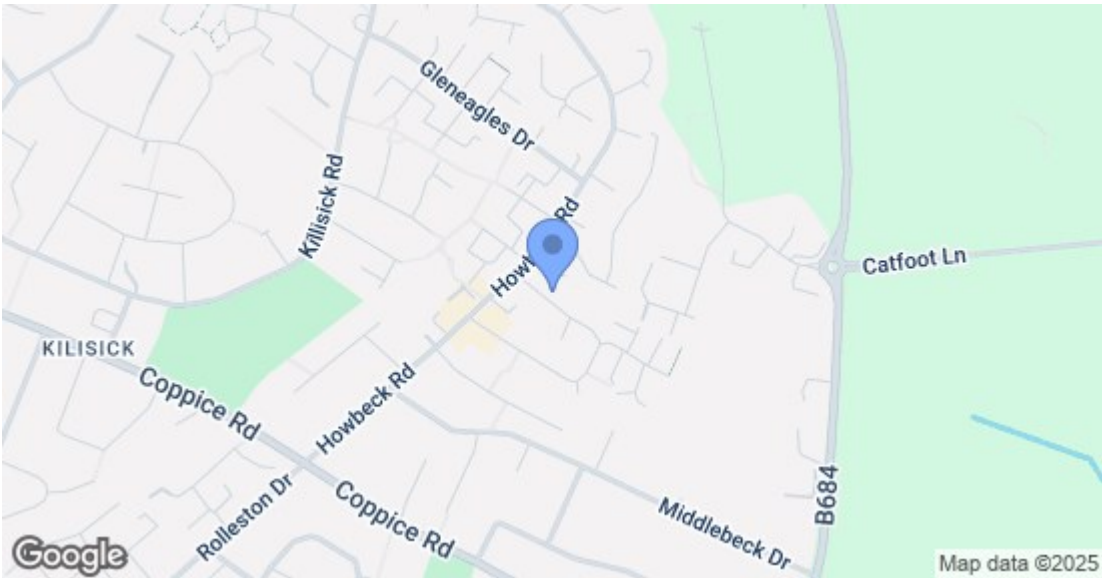
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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		
England & Wales		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.