

**Mowbray Rise  
Arnold, Nottingham NG5 8DW**

**EXTENDED 3-BEDROOM 1960S  
DETACHED HOME**

**Offers Over £290,000 Freehold**





**\*\*GUIDE PRICE £300,000 - £325,000\*\***

Positioned on a quiet cul-de-sac in one of Arnold's most desirable residential pockets, this extended 1960s three-bedroom detached home offers a fantastic blend of space, character, and practicality—set against a stunning backdrop of elevated views over Arnold and Daybrook.

The property sits behind a secure, well-maintained front garden with double-width driveway parking, a carport for one vehicle, and a ramped path leading to the front door, making for easy access. An internal porch helps keep the cold out and opens into a spacious entrance hall, where you'll find a downstairs W/C, understairs storage, and access to all principal rooms.

To the front, the bay-fronted dining room enjoys a beautiful curved 1960s window, complemented by two additional side windows that flood the room with natural light. A gas fire sits in the chimney breast, and the space is neatly set up for modern living with a wall-mounted television.

To the rear, the home has been tastefully extended, creating a double-length reception room perfect for both entertaining and relaxing. This bright and airy space features sliding doors opening onto the garden, a built-in speaker system, and two comfortable seating areas that give the room flexibility and flow.

The separate kitchen is fully fitted with integrated white goods and provides access to a handy pantry. A side door leads out beneath the carport to a detached garage with an automated up-and-over door, ideal for secure storage, workshop use, or future development potential.

The south-facing rear garden is private and peaceful, featuring a mix of lawn, flower beds, raised vegetable plots, and a shed—perfect for keen gardeners or those seeking a low-maintenance outdoor space. The garden enjoys excellent sun exposure throughout the day and is not overlooked.

Upstairs, the property offers three well-sized bedrooms. The principal bedroom mirrors the character of the dining room with its beautiful curved bay window. The second double bedroom benefits from fitted wardrobes and truly breathtaking elevated views over Arnold and Daybrook. The third bedroom is a generous single with built-in storage, ideal for a child's room or home office.

Completing the first floor is a clean and functional three-piece family bathroom with bath and shower, along with a separate W/C. Additional features include original stained glass detailing, loft storage, and a natural, spacious flow throughout the home that enhances its classic charm.

Located within easy reach of Arnold High Street, excellent transport links, top-rated schools, and open countryside, this property offers the best of town and country living. Homes of this style, setting and quality are rarely available—early viewing is highly recommended.



### Entrance Porch

Glazed wooden entrance door to the front elevation leading into the entrance porch with light and power, stained glass wooden entrance door to the entrance hallway.

### Entrance Hallway

8'10" x 14'5" approx (2.7 x 4.4 approx)

Carpeted flooring, carpeted staircase leading to the first floor landing, wall mounted radiator, stained glass window to the side elevation, doors leading off to:

### WC

2'11" x 4'3" approx (0.9 x 1.3 approx)

Stained glass window to the front elevation, WC, handwash basin with separate hot and cold taps, tiled splashbacks.

### Dining Room

12'5" x 12'9" approx (3.8 x 3.9 approx)

UPVC double glazed bay window to the front elevation, wall mounted radiator, two internal glazed windows to the side elevation, carpeted flooring, electric fire.

### Lounge

12'5" x 21'7" approx (3.8 x 6.6 approx)

Carpeted flooring, two wall mounted radiators, fireplace with stone hearth and surround incorporating an inset living flame gas fire, UPVC double glazed patio doors to the rear elevation.

### Kitchen

8'10" x 13'1" approx (2.7 x 4.0 approx)

Tiled flooring, a range of matching wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, induction hob with extractor hood above, integrated double oven, integrated dishwasher, integrated fridge freezer, UPVC double glazed window to the rear elevation, recessed spotlights to the ceiling, UPVC double glazed window to the side elevation, door leading through to the pantry.

### Pantry

3'3" x 5'6" approx (1.0 x 1.7 approx)

UPVC double glazed window to the side elevation, space and plumbing for a washing machine, shelving providing useful additional storage space.

### First Floor Landing

Carpeted flooring, loft access hatch, stained glass window to the side elevation, doors leading off to:

### Bedroom One

12'9" x 12'5" approx (3.9 x 3.8 approx)

UPVC double glazed bay window to the front elevation, wall mounted radiator, carpeted flooring.

### Bedroom Two

12'5" x 14'1" approx (3.8 x 4.3 approx)

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

### Bedroom Three

8'10" x 6'6" approx (2.7 x 2.0 approx)

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

### Bathroom

9'2" x 6'6" approx (2.8 x 2.0 approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, tiling to the walls, panelled bath, heated towel rail, wash hand basin, shower cubicle with mains fed shower over, recessed spotlights to the ceiling.

### Separate WC

5'6" x 3'3" approx (1.7 x 1.0 approx)

UPVC double glazed window to the side elevation, WC, handwash basin with tiled splashback.

### Front of Property

To the front of the property there is a driveway providing off the road parking, access to the car port to the side of the property, front paved garden with a range of plants and shrubbery planted throughout, walled boundaries.

### Garage

17'10" x 9'10" approx (5.46m x 3.02m approx)

Electric up and over door to the front elevation, light and power.

### Rear of Property

To the rear of the property there is an enclosed rear garden with paved patio area, lawned garden with a range of plants and shrubbery planted to the borders, access to the garage, shed, walls, fencing and hedging to the boundaries.

### Agents Notes: Additional Information

Council Tax Band: C

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

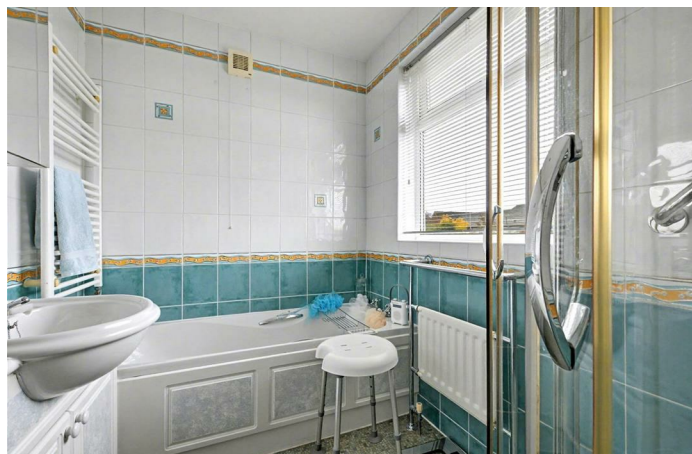
Flood Risk: No flooding in the past 5 years

Flood Defences: No

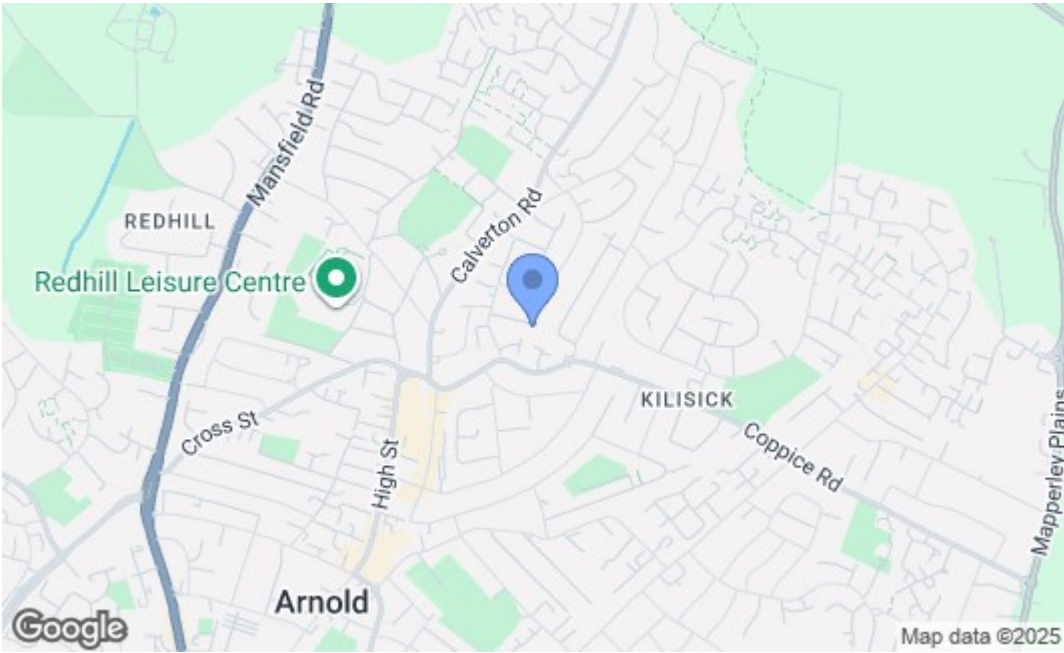
Non-Standard Construction: No

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	74
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.