



**39 Crawford Rise, Arnold, Nottingham,
Nottinghamshire NG5 8QF**

£200,000

Tel: 0115 9680268



- Semi Detached House
- Two Spacious Bedrooms
- Private Garden & Garage
- New Windows 2021
- 17ft Living Room
- Beautifully Presented Throughout
- Excellent Position / Viewing Essential
- Modern Dining Kitchen

A beautifully presented and extremely well placed, two bedroom semi-detached house in immaculate order. This property is both easy on the eye and offers everything you could possibly need and would certainly prove to be a wonderful purchase for anyone looking for sleek and stylish yet timeless property to move straight in and enjoy.

The accommodation comprises an initial entrance hall with door opening into a large lounge, a generous open plan kitchen diner, fitted with a modern yet timeless range of grey shaker style units and French doors opening onto the private landscaped rear garden. To the first-floor landing there are two bedrooms and a neutral modern bathroom.

Externally, the property stands on a surprisingly large plot having a slightly elevated and easy to maintain frontage with lawned garden and a pathway rising to the front entrance door with a slate chipped border. To the rear of the property there is a substantial yet manageable private landscaped rear garden which manages the levels perfectly and benefits from two patio areas one being slabbed and the other being a composite anti slip decked area which proves to an excellent sun trap in the summer months. There is also the added bonus of a garage located close to the property.

ENTRANCE HALL

w: 1.42m x l: 1.68m (w: 4' 8" x l: 5' 6")

A pleasant entrance with a radiator, ceiling light point and stairs rising to the first floor landing.

LIVING ROOM

w: 5.21m x l: 4.09m (w: 17' 1" x l: 13' 5")

A spacious and well presented lounge with a radiator, ceiling light point, large double glazed bow window to the front elevation, access door into the dining kitchen.

KITCHEN DINER

w: 4.06m x l: 2.92m (w: 13' 4" x l: 9' 7")

A modern kitchen diner with a stylish range of shakerstyle wall cupboards, base units and drawers with wood effect working surfaces over. Inset stainless steel sink with drainer and chrome mixer tap. Integrated oven, four ring gas hob with wall mounted stainless steel extractor hood over. There is also plumbing for a washing machine and space for a free standing fridge freezer. Radiator, ceiling light point, tiled splashbacks and double glazed French doors that provides access to the rear garden.

FIRST FLOOR LANDING

w: 2.01m x l: 0.76m (w: 6' 7" x l: 2' 6")

With a ceiling light point.

BEDROOM ONE

w: 4.29m x l: 3.12m (w: 14' 1" x l: 10' 3")

A spacious double bedroom having an internally built wardrobe with inset hanging rails and shelving. There is a ceiling light point, coving to ceiling, radiator and a double glazed window to the front elevation.

BEDROOM TWO

w: 3.38m x l: 2.29m (w: 11' 1" x l: 7' 6")

A second well proportioned bedroom with a radiator, ceiling light point, coving to ceiling and a double glazed window to the rear elevation.

BATHROOM

w: 1.75m x l: 1.65m (w: 5' 9" x l: 5' 5")

A neutral and easy on the eye bathroom with a modern white three piece suite comprising a panelled bath with chrome taps and an internally plumbed shower over, pedestal wash hand basin with chrome mixer tap and a low flush WC. There is also a chrome heated towel rail, majority tiled walls, tiled floor and an obscure double glazed window to the rear elevation.

OUTSIDE

Externally, the property stands on a surprisingly large plot having a slightly elevated and easy to maintain frontage with lawned garden and a pathway rising to the front entrance door with a slate chipped border. To the rear of the property there is a substantial yet manageable private landscaped rear garden which manages the levels perfectly and benefits from two patio areas one being slabbed and the other being a composite anti slip decked area which proves to be an excellent sun trap in the summer months. There is also the added bonus of a garage located close to the property.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our Sales team headed up by our Associate Director, Ben Pycroft on our office number 0115 968 0268.

TENURE

The property is being sold as a freehold. With vacant possession on completion.

MORTGAGE ADVICE

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advice on any financial products.

FIXTURES & FITTINGS

No fixtures or fittings mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fittings mentioned in this brochure or otherwise.



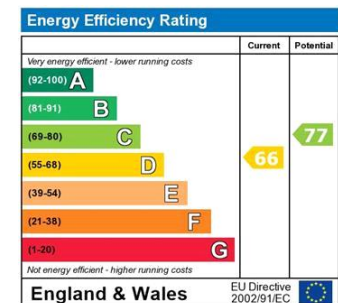












The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
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