



12 Smithy Crescent
Arnold, Nottingham, Nottinghamshire, NG5 7FT

£230,000

3 Bedroom Semi-Detached House

- Freehold
- Beautifully modernised three-bedroom semi-detached home
- Welcoming entrance hallway creating an excellent first impression
- Stylish contemporary décor with a light and airy feel throughout
- Practical utility area providing additional storage and appliance space
- Ideal purchase for first-time buyers and growing families alike
- Generous enclosed rear garden perfect for entertaining and family enjoyment
- Walking distance to Arnold Town Centre, supermarkets, cafés and everyday amenities
- Excellent transport links providing convenient access to Nottingham City Centre and surrounding areas
- EPC Rating - D, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 12 Smithy Crescent, Arnold, Nottingham, Nottinghamshire, NG5 7FT](#)



Overview

Occupying a sought-after position on the popular Smithy Crescent in Arnold, this beautifully modernised three-bedroom semi-detached home offers stylish, move-in ready accommodation, making it an ideal purchase for first-time buyers, growing families and those looking for a home that requires no further work. Perfectly positioned within easy reach of Arnold's thriving town centre, the property enjoys a wealth of local amenities including supermarkets, independent shops, cafés, restaurants, leisure facilities and excellent transport links providing regular access into Nottingham City Centre. The property also falls within the catchment of well-regarded schools, including Redhill Academy, further enhancing its appeal for families.

The property has been thoughtfully modernised throughout to create a contemporary home finished to a high standard, allowing prospective purchasers to simply unpack and enjoy from day one. An inviting entrance hallway provides access to the principal ground floor accommodation, leading through to a bright and spacious lounge/dining room where generous proportions and an abundance of natural light create a welcoming space to relax or entertain.



To the rear of the property, the stylish fitted kitchen offers an excellent range of contemporary wall and base units with ample worktop space, making it both practical and attractive. Adjoining the kitchen is a useful utility area, providing additional storage, appliance space and further convenience for modern family living while offering access to the rear garden.

The first-floor landing leads to three well-proportioned bedrooms, all beautifully presented and offering versatile accommodation to suit a range of buyers, whether for family living, guest accommodation or a home office. Completing the accommodation is a modern family shower room fitted with a contemporary three-piece suite, finished in keeping with the excellent standard found throughout the home.

Externally, the property continues to impress with a driveway providing convenient off-street parking alongside a neatly maintained lawned front garden. To the rear, the enclosed garden offers a generous lawn and a paved patio seating area, creating the perfect environment for outdoor dining, entertaining guests or simply relaxing during the warmer months.

Combining modern, turnkey accommodation with a highly desirable location close to Arnold's excellent amenities, reputable schools and superb transport links, this exceptional home offers everything today's buyer is looking for. Beautifully presented throughout and requiring no further improvement, early viewing is strongly recommended to fully appreciate the quality of accommodation on offer.



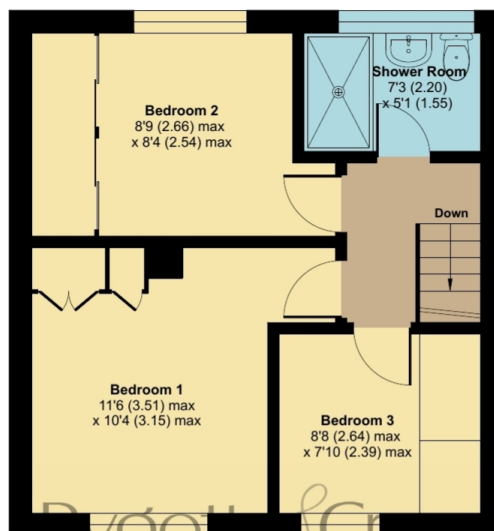




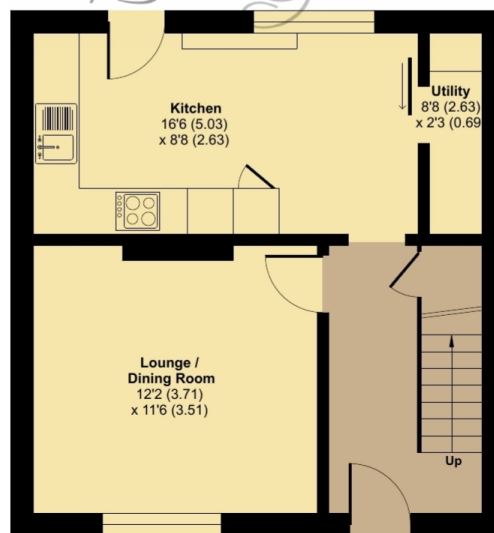
Smithy Crescent, Arnold, Nottingham, NG5

Approximate Area = 794 sq ft / 73.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026.
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Location



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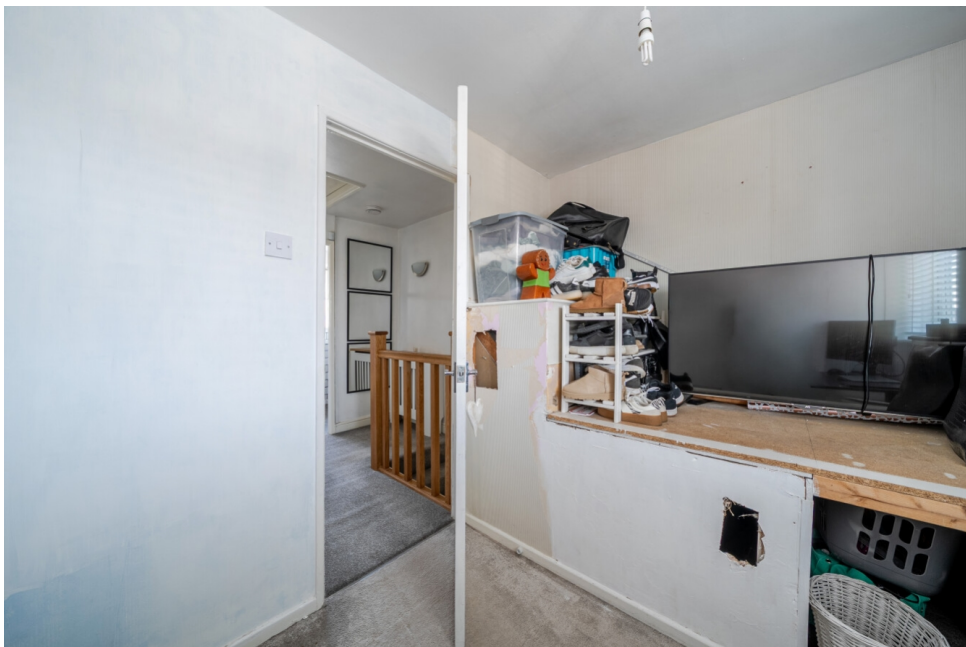
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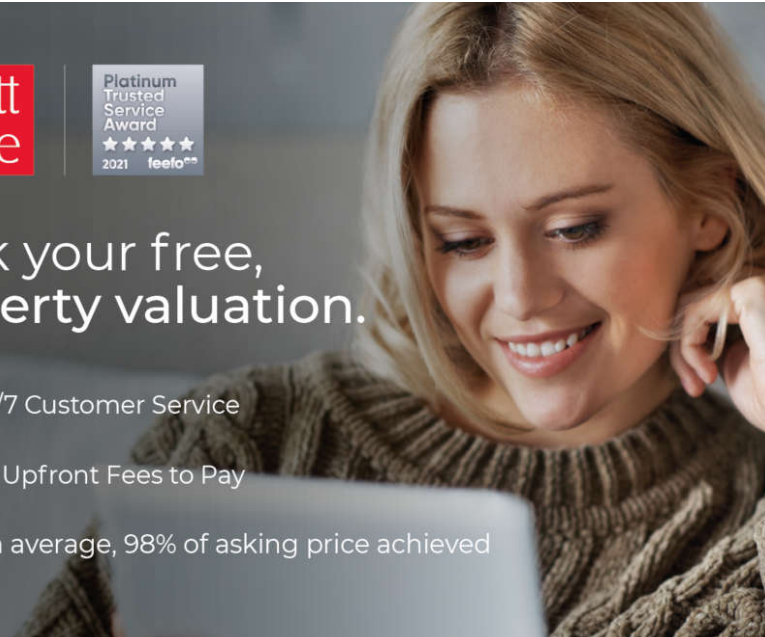







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is on the market with our Wollaton branch

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