



**Edmonstone Crescent  
Bestwood, Nottingham NG5 5UW**

**£190,000 Freehold**

Charming Two Bedroom Semi Detached  
Home on Edmonstone Crescent, NG5.



Set on a generous corner plot in a popular residential area, this well-maintained two bedroom semi detached home offers bright and versatile living space, off-street parking, and a fantastic rear garden - perfect for first-time buyers, small families or investors alike.

The property opens into a welcoming entrance hall, featuring a newly refurbished downstairs W/C. The fitted kitchen is modern and practical, complete with an integrated oven and hob as well as convenient access to the boiler. To the rear of the property, a spacious lounge provides a comfortable living area with additional built-in storage and direct access to the conservatory. The conservatory itself is light-filled and inviting, making it an ideal space for dining, entertaining, or relaxing while overlooking the garden.

The South-West facing suntrap rear garden is a real highlight of the home, offering a raised decking area perfect for outdoor dining and sunbathing, a lawn bordered with flower beds, and a vegetable patch for green-fingered buyers. There is secure side access which leads along a sizeable verge, offering excellent potential for further development. The property also benefits from off-street parking located at the rear.

Located in a well-connected part of NG5, the home is just a ten-minute walk from Nottingham City Hospital and enjoys easy access to major transport links, with the M1 only a 15-minute drive away. A Lidl supermarket is conveniently located around the corner, while Arnold High Street and its wide range of shops, cafes and amenities is just a five-minute drive. The area is also well-served by public transport and lies within the catchment of good primary and secondary schools, offering great access to Nottingham city centre.

This is a wonderful opportunity to own a spacious and well-located home with outdoor potential in a highly desirable area. Early viewing is strongly recommended.



### Entrance Hallway

10'5" x 3'3" approx (3.2 x 1.0 approx)

Composite entrance door to the front elevation leading into the entrance hallway comprising laminate flooring, carpeted staircase leading to the first floor landing, wall mounted radiator, doors leading off to:

### Downstairs WC

4'7" x 3'3" approx (1.4 x 1.0 approx)

Wash hand basin, WC, wall mounted radiator, tiled splashbacks, UPVC double glazed window to the front elevation, laminate floor covering.

### Kitchen

10'5" x 5'6" approx (3.2 x 1.7 approx )

UPVC double glazed window to the front elevation, wall mounted radiator, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, oven with four ring gas hob over and extractor hood above, space and plumbing for a washing machine, space and plumbing for a dishwasher, space and point for a fridge freezer.

### Lounge

13'1" x 13'1" approx (4.0 x 4.0 approx)

Laminate floor covering, two wall mounted radiators, storage cupboard, recessed spotlights to the ceiling, UPVC double glazed window to the rear elevation, UPVC double glazed French doors leading through to the conservatory.

### Conservatory

8'10" x 9'6" approx (2.7 x 2.9 approx )

Laminate floor covering, UPVC double glazed windows to the side and rear elevations, UPVC double glazed French doors leading out to the garden, light and power.

### First Floor Landing

Carpeted flooring, access to the loft, UPVC double glazed window to the side elevation, doors leading off to:

### Bathroom

5'2" x 6'2" approx (1.6 x 1.9 approx)

UPVC double glazed window to the rear elevation, wash hand basin with mixer tap, WC, wall mounted radiator, tiled splashbacks, panelled bath with mains fed shower over.

### Bedroom Two

11'1" x 6'2" approx (3.4 x 1.9 approx)

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

### Bedroom One

12'5" x 13'1" approx (3.8 x 4.0 approx)

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

### Outside

#### Rear of Property

To the rear of the property there is an enclosed rear garden with decked area leading to a lawned area, shed, side gated access to the front of the property, a range of mature plants and shrubbery planted to the borders, fencing to the boundaries.

#### Front of Property

To the front of the property there is a pathway to the front entrance door with a range of mature plants and shrubbery planted to the borders.

#### Parking

Property comes with an allocated parking space.

#### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 3mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

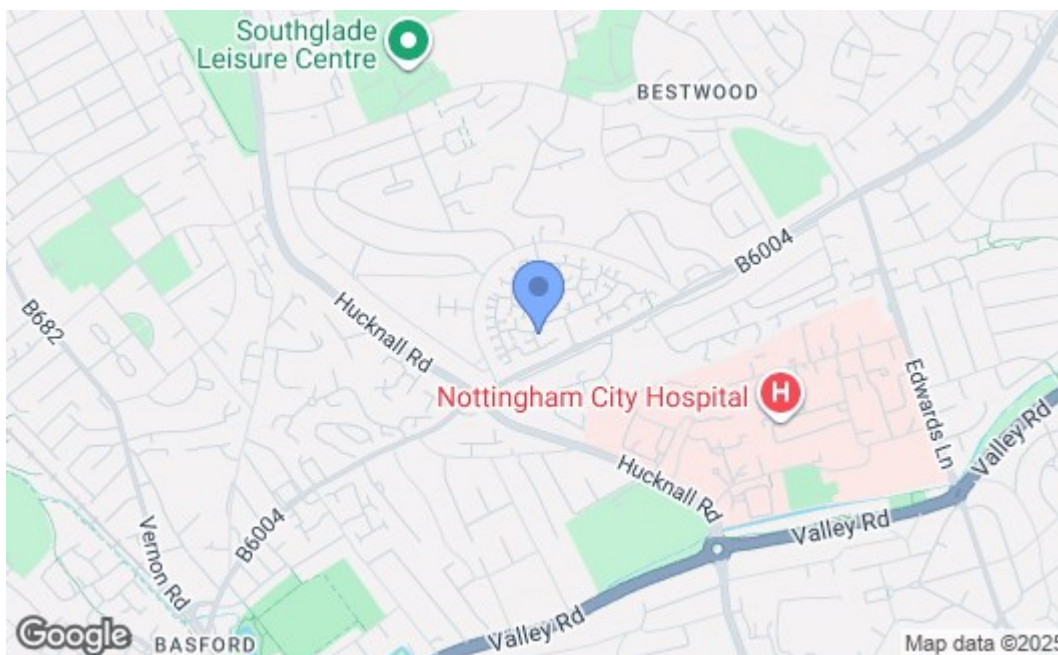
Flood Defences: No

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		76	81
(55-68) D			
(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>			
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.