



Stevenholme Crescent
Bestwood, Nottingham NG5 5JU

£180,000 Freehold

SPACIOUS THREE BEDROOM SEMI
DETACHED FAMILY HOME NEAR
NOTTINGHAM CITY HOSPITAL



Robert Ellis Estate Agents are delighted to present this well proportioned three bedroom semi-detached family home, situated in a popular residential location close to Nottingham City Hospital, local amenities, well regarded schools and excellent transport links. Offering spacious accommodation throughout, a shared driveway leading to a garage and an enclosed rear garden, this property is ideal for first-time buyers and growing families.

The accommodation begins with a welcoming entrance hallway leading through to a generous open-plan lounge diner. Extending the full depth of the property, this bright and versatile living space benefits from windows to both the front and rear elevations, creating an abundance of natural light and providing ample room for both seating and dining areas. The fitted kitchen offers a range of matching wall and base units, ample worktop space, space for freestanding appliances and direct access to the rear garden. A useful utility room provides additional storage and laundry space.

To the first floor, the landing leads to three well proportioned bedrooms, including two generous doubles and a comfortable single bedroom, all ideal for family living or home working. Completing the accommodation is a modern family bathroom fitted with a four-piece suite comprising a bath, separate shower enclosure, wash hand basin, WC and heated towel rail.

Externally, the property benefits from a low-maintenance front garden and a shared driveway providing off-road parking with access to the garage. To the rear is an enclosed south facing garden, offering excellent outdoor space.

Situated in a convenient location close to local shops, schools, leisure facilities and Nottingham City Hospital, with excellent transport links into Arnold and Nottingham City Centre, this fantastic home offers an excellent opportunity for a wide range of buyers.



Entrance Hallway

UPVC entrance door to the front elevation, tiled flooring, wall mounted radiator, staircase leading to the first floor landing, door leading through to the lounge diner.

Lounge Diner

21'97 × 9'52 approx (6.40m × 2.74m approx)

Double glazed window to the front elevation, double glazed window to the rear elevation, two wall mounted radiators, carpeted flooring, tiled flooring, coving to the ceiling.

Kitchen

11'09 × 7'33 approx (3.58m × 2.13m approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, space and point for a cooker with extractor hood above, space and plumbing for a washing machine, tiled splashbacks, wall mounted radiator, double glazed window to the side elevation, double glazed door leading out to the rear garden, doorway leading through to the utility room.

Utility

6'57 × 5'17 approx (1.83m × 1.52m approx)

Double glazed window to the side elevation, tiled flooring, understairs storage.

First Floor Landing

Carpeted flooring, access to the loft, storage cupboard housing the BAXI combination boiler, doors leading off to:

Bedroom One

11'22 × 9'57 approx (3.35m × 2.74m approx)

Double glazed window to the front elevation, wall mounted radiator, built-in storage cupboard, coving to the ceiling, carpeted flooring.

Bedroom Two

10'72 × 10'18 approx (3.05m × 3.05m approx)

Double glazed window to the rear elevation, wall mounted radiator, coving to the ceiling, carpeted flooring.

Bedroom Three

11'16 × 5'31 approx (3.35m × 1.52m approx)

Double glazed window to the front elevation, wall

mounted radiator, built-in storage cupboard, coving to the ceiling, carpeted flooring.

Bathroom

Tiled flooring, tiled splashbacks, double glazed window to the rear elevation, bath with separate hot and cold taps, recessed spotlights to the ceiling, heated towel rail, handwash basin with separate hot and cold taps, WC, shower enclosure with UPVC splashback and mains fed shower.

Outside

Front of Property

To the front of the property there is a shared driveway providing off the road parking and access to the garage as well as a low maintenance front garden.

Rear of Property

To the rear of the property there is an enclosed rear garden.

Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 6mbps Ultrafast 5500mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

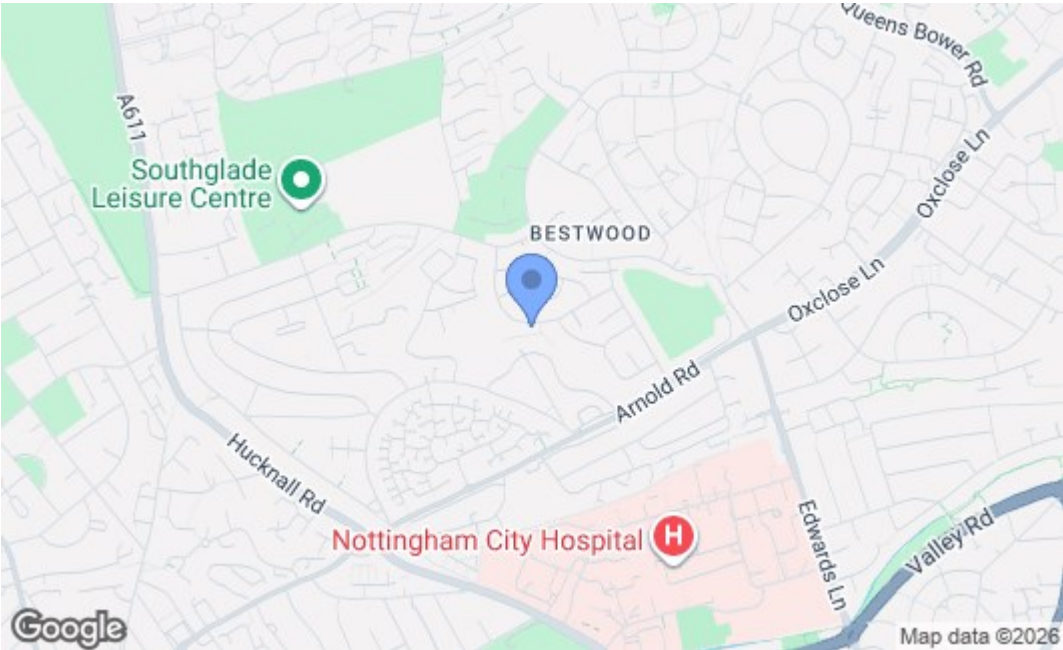
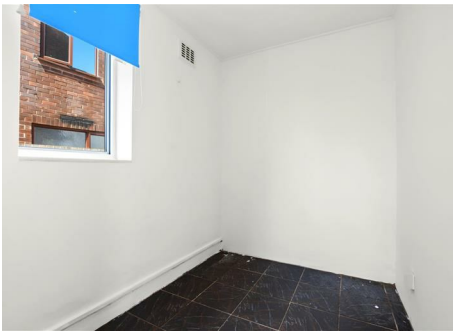
Flood Defences: No

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		
		78
	59	
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.