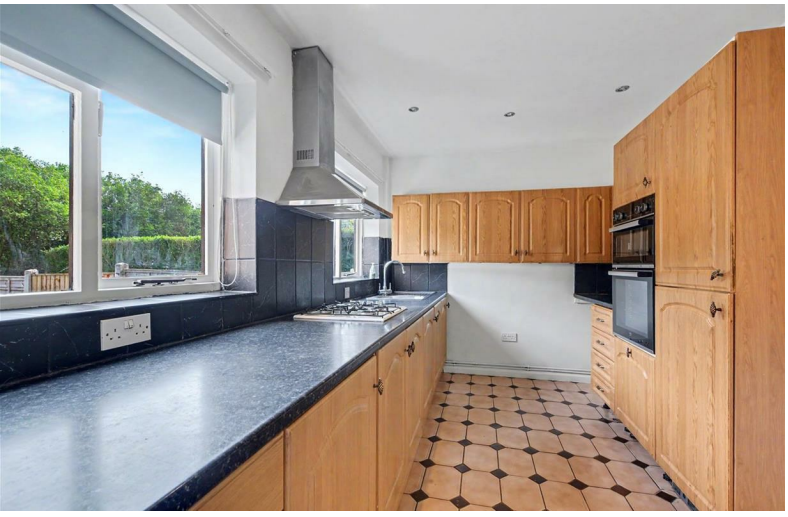
Robert Ellis

*look no further...*



Bracknell Crescent
, Nottingham NG8 5EU

TWO DOUBLE BEDROOM SEMI-DETACHED HOME, SELLING WITH NO UPWARD CHAIN

**Asking Price £180,000 Freehold**

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A WELL PROPORTIONED AND VERSATILE TWO DOUBLE BEDROOM SEMI-DETACHED HOME, OFFERING SPACIOUS ACCOMMODATION THROUGHOUT, WITH THE BENEFIT OF A DRIVEWAY, GARAGE AND GENEROUS REAR GARDEN.

Robert Ellis are pleased to bring to the market this well maintained two double bedroom semi-detached home, ideally positioned within this popular and convenient residential location. The property offers a flexible layout which will suit a wide range of buyers, from first time purchasers and families through to those looking to downsize.

In brief, the accommodation comprises an entrance porch leading through to a bright and spacious lounge positioned to the front of the property. To the rear, there is a large dining kitchen fitted with a range of wall and base units, integrated appliances and ample space for dining, with a door providing access out to the driveway and rear garden. A particularly unique feature of this home is the lift from the kitchen to the first floor, offering added convenience and accessibility. There is also a useful ground floor WC.

To the first floor, the landing leads to two well proportioned double bedrooms, with the main bedroom enjoying a rear aspect and built-in storage. The bathroom has been adapted into a wet room style space, fitted with a three piece suite and offering practical and easy access.

Externally, the property benefits from a lawned garden to the front with a gated driveway providing off road parking and leading down the side of the property to a detached garage. To the rear, there is a generous enclosed garden, mainly laid to lawn with a patio area, ideal for outdoor entertaining.

Situated close to a wide range of local amenities, schools and excellent transport links into Nottingham city centre, this property offers both space and convenience in equal measure. An early viewing comes highly recommended to fully appreciate the accommodation on offer.

## Entrance Porch
4'05 x 7' approx (1.35m x 2.13m approx)
Wooden entrance door to the side elevation, wooden window to the front elevation, wall mounted radiator, door leading through to the living room.

## Lounge
11'1 x 15' approx (3.38m x 4.57m approx)
Window to the front elevation, wall mounted radiator, laminate flooring, recessed spotlights to the ceiling, door leading through to the inner lobby and dining kitchen.

## Dining Kitchen
8'6 x 18'1 approx (2.59m x 5.51m approx)
Windows to the rear elevation, a range of wall and base units with worksurfaces over incorporating a 1.5 bowl sink and drainer unit with swan neck mixer tap over, four ring gas hob with stainless steel extractor hood over, integrated double oven, tiled splashbacks, tiling to the floor, recessed spotlights to the ceiling, glazed door to the side elevation providing access to the driveway, wall mounted radiator, lift providing access to the first floor landing, space and point for a fridge freezer, space and plumbing for a washing machine, space and point for a tumble dryer, space and plumbing for a dishwasher.

## Ground Floor WC
12'11 x 4'11 approx (3.94m x 1.50m approx)
Recessed spotlights to the ceiling, tiling to the floor, low level flush WC.

## Lobby
Consumer unit housed within a cabinet, staircase leading to the first floor landing, recessed spotlights to the ceiling.

## First Floor Landing
Window to the side elevation, wall mounted radiator, loft access hatch, recessed spotlights to the ceiling, panelled doors leading off to:

## Bathroom
11'10 x 7' approx (3.61m x 2.13m approx )
Window to the front elevation, three piece suite comprising semi-recessed vanity wash hand basin with storage below, low level flush WC, chrome heated towel rail, shower enclosure, wet room flooring, recessed spotlights to the ceiling, wall mounted electric heater, tiled splashbacks, built-in storage cupboard providing useful additional storage space.

## Bedroom One
17'4 x 10' approx (5.28m x 3.05m approx )
Windows to the rear elevation, wall mounted radiators, lift shaft to the kitchen, airing cupboard housing the gas central heating combination boiler providing hot water and central heating to the property.

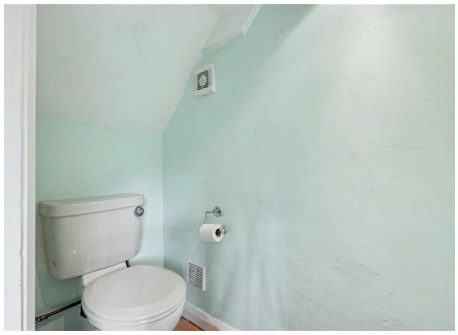
## Bedroom Two
9'1 x 9'9 approx (2.77m x 2.97m approx )
Window to the front elevation, wall mounted radiator, ceiling light point, built-in wardrobes with sliding mirrored doors.

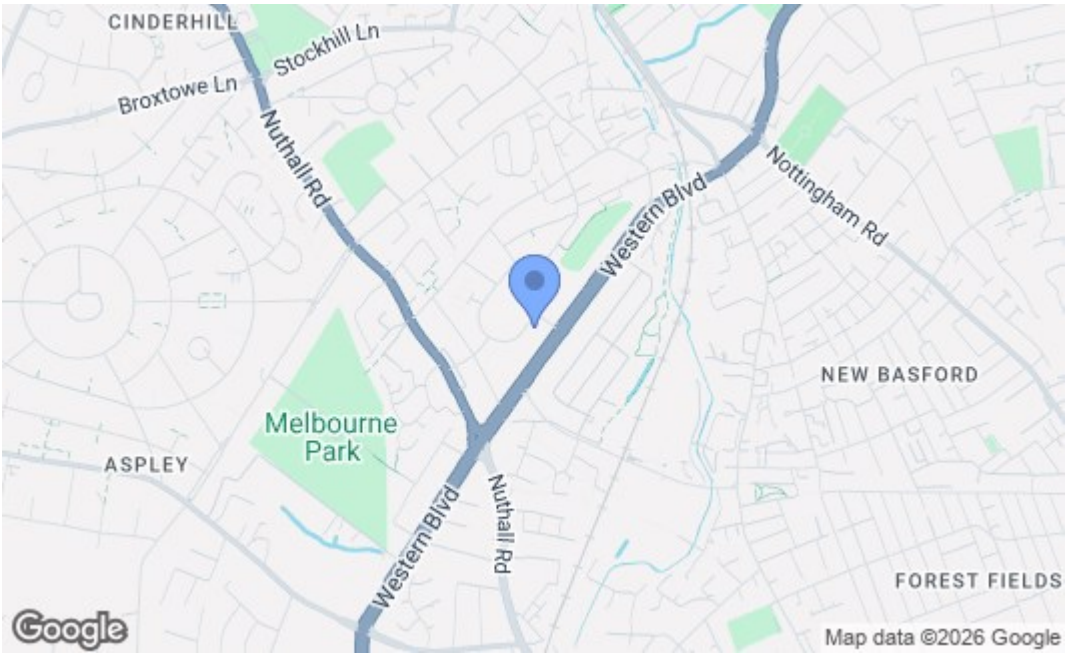
## Front of Property
To the front of the property there is a garden laid mainly to lawn, gated driveway providing off the road vehicle hardstanding with picket fence to the front boundary.

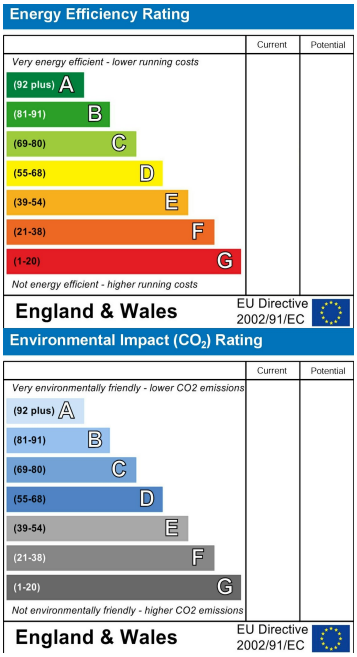
## Rear of Property
To the rear of the property there is an enclosed rear garden being laid mainly to lawn, patio area, fencing and hedging to the boundaries with access to the freestanding concrete sectional garage.

## Garage
Up and over door to the front elevation, side access door.

## 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 12mbps 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






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.

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