Robert Ellis

look no further...

Ullswater Crescent,
Beeston, Nottingham
NG9 3BE

£299,950 Freehold

0115 922 0888

/robertellisestateagent @robertellisea

A Well Proportioned Four Bedroom Town House.

Having undergone a full program of renovation and modernisation including a brand new kitchen, two bathroom suites, central heating and full re-wire, this beautiful property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals and families.

In brief the internal accommodation which is split over three floors comprises: entrance hall, double bedroom, study and shower room to the ground floor, with an open plan kitchen diner and lounge to the first floor and further two double bedrooms in addition a single bedroom and family bathroom to the second floor.

Outside the property benefits from a concrete and gravel driveway to the front which leads up to a useful bike store with a private enclosed low maintenance rear garden which comprises a decking area with a lawn and barked area beyond with mature trees and fence boundaries.

Offered to the market with the benefit of ready to move in condition, UPVC double glazing and gas central heating throughout. An early viewing comes highly recommended in order to be fully appreciated.

ENTRANCE HALL
With UPVC double glazed front door, herringbone flooring, radiator, UPVC double glazed window to the front, stairs to the first floor and doors to the shower room, study and bedroom three.

BEDROOM THREE
8'4" x 15'0" (2.55 x 4.58)
With herringbone flooring, radiator, UPVC double glazed window to the rear and spotlights.

STUDY
7'1" x 12'1" (2.16 x 3.70)
With herringbone flooring, radiator, UPVC double glazed window and door to the rear.

SHOWER ROOM
Incorporating a three piece suite comprising shower, wash hand basin inset to a vanity unit, WC, tiled splashbacks, heated towel rail and extractor fan.

FIRST FLOOR LANDING
7'1" x 6'7" (2.16 x 2.03)
With stairs to the second floor and doors to the kitchen diner and lounge.

LOUNGE
17'4" x 23'11" (5.30 x 7.31)
With UPVC double glazed French doors to a Juliette balcony, UPVC double glazed window to the front, useful storage cupboard and opening to the kitchen diner.

KITCHEN DINER
With a range of modern wall, base and drawer units in white, Quartz work surface, electric oven with gas hob and air filter over, sink with drainer and a mixer tap, space for fridge/freezer and dishwasher, two UPVC double glazed windows to the rear, radiator and spotlights.

SECOND FLOOR LANDING
7'1" x 9'5" (2.18 x 2.88)
With doors to the bathroom and three bedrooms.

BEDROOM ONE
10'2" x 10'9" (3.12 x 3.28)
With UPVC double glazed window to the front, built-in storage cupboard and radiator.

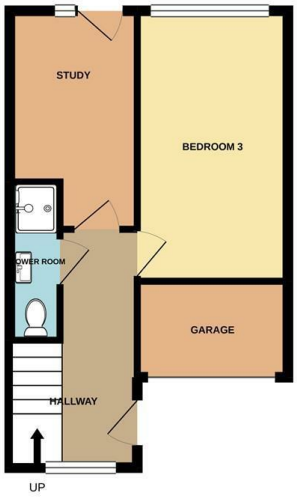
BEDROOM TWO
11'1" x 10'6" (3.39 x 3.21)
With built in storage cupboard, UPVC double glazed window to the rear, radiator and loft hatch.

BEDROOM FOUR
7'1" x 7'6" (2.18 x 2.31)
With UPVC double glazed window to the front and radiator.

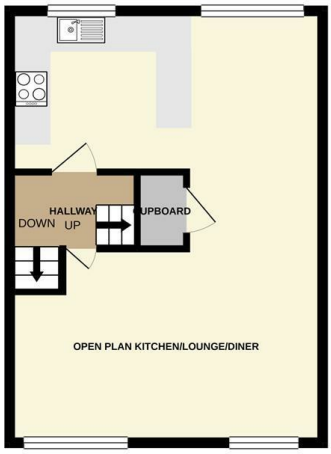
BATHROOM
6'3" x 6'11" (1.91 x 2.13)
Incorporating a three piece suite comprising panelled bath with rainfall effect shower over, wash hand basin inset to vanity unit, WC. tiled splashbacks, heated towel rail, spotlights, extractor fan and UPVC double glazed window to the rear.

OUTSIDE
Outside the property benefits from a concrete and gravel driveway to the front which leads up to a useful bike store with a private enclosed low maintenance rear garden which comprises a decking area with a lawn and barked area beyond with mature trees and fence boundaries.

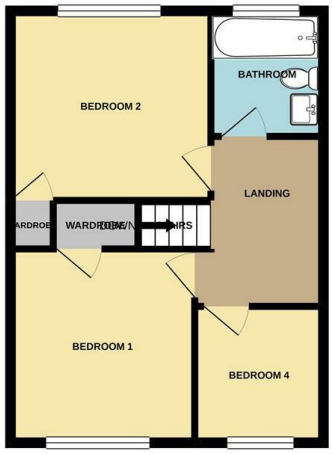
GROUND FLOOR
350 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.8 sq.m.) approx.

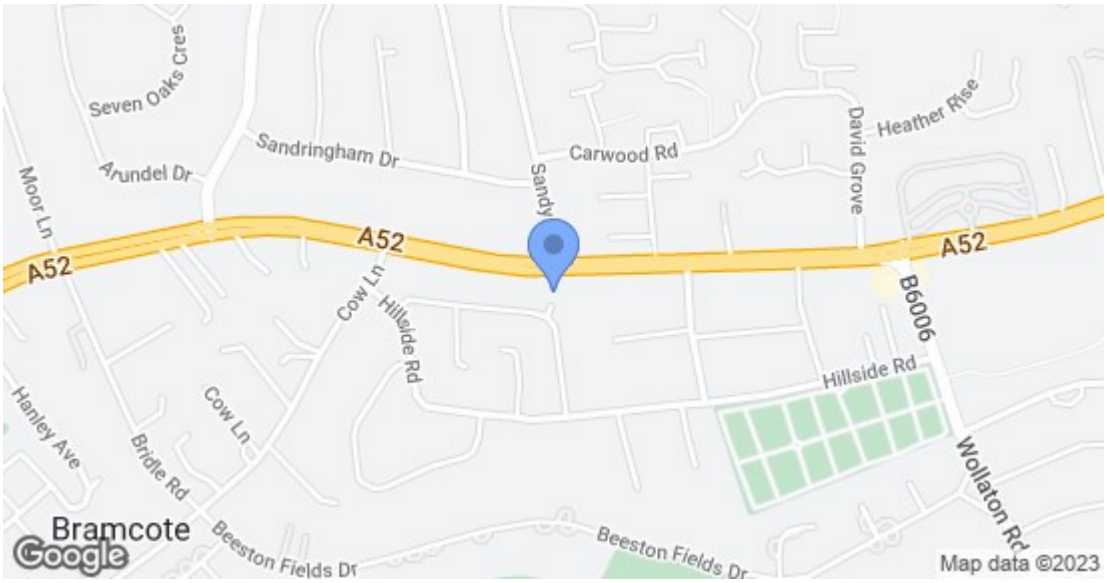


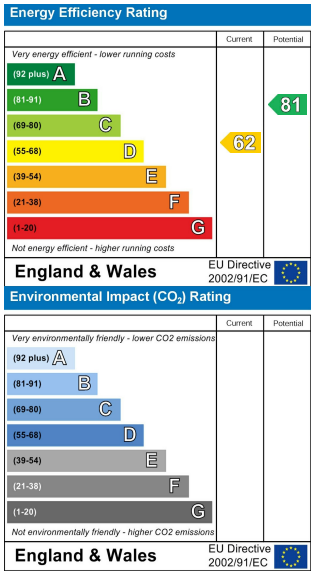
2ND FLOOR
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 1185 sq.ft. (110.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021





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.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888