Robert Ellis

look no further...

Listowel Crescent,
, Nottingham
NG11 9BP

£220,000 Freehold

0115 922 0888

/robertellisestateagent @robertellisea

A spacious three bedroom semi-detached house.

Situated in this popular and convenient residential location within easy reach of a range of local shops and amenities including schools, transport and commuter links such as the A453 and M1 and The Nottingham Trent University Clifton Campus, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including, first time buyers, young professionals, investors and families.

In brief the internal accommodation comprises; entrance hall, living room, kitchen, utility room and conservatory to the ground floor with three bedrooms and bathroom to the first floor.

Outside to the front of the property there is a gated block paved driveway proving off road car standing for multiple vehicles and gated side access that leads to the low maintenance rear garden that is mainly laid with artificial lawn and features both a paved patio area and a raised decked area ideal for entertaining, garden shed and is enclosed with timber fencing.

Offered to the market with the benefit of UPVC double glazing throughout this property is truly worth an early internal viewing in order to be fully appreciated.

Entrance Hall
UPVC double glazed entrance door, useful storage cupboard, stairs leading to the first floor and radiator.

Living Room
24'10" x 10'1" (7.59m x 3.09m)
UPVC double glazed window to front, laminate flooring and UPVC double glazed sliding doors leading into the conservatory.

Conservatory
9'0" x 8'10" (2.76m x 2.70m)
UPVC and brick construction, laminate flooring and UPVC double glazed French patio doors leading to the rear garden.

Kitchen
11'1" x 8'9" (3.38m x 2.67m)
Fitted with a range of mounted wall and base units, work surfacing, stainless steel one and half bowl sink and drainer unit with mixer tap, integrated electric oven with electric hob above and extractor fan over, useful appliance space, complementary tiling to walls and floor and UPVC double glazed window to the rear.

Utility Room
7'9" x 5'9" (2.38m x 1.77m)
With ample useful storage cupboards, useful appliance space, tiling to flooring and UPVC double glazed window and door to the side.

First Floor Landing
Stairs rising from the ground floor, useful attic access and doors leading into the three bedrooms and bathroom.

Bedroom One
11'5" x 10'1" (3.49m x 3.09m)
UPVC double glazed window to the front and carpet flooring.

Bedroom Two
11'3" x 10'8" (3.44m x 3.26m)
UPVC double glazed window to the and carpet flooring.

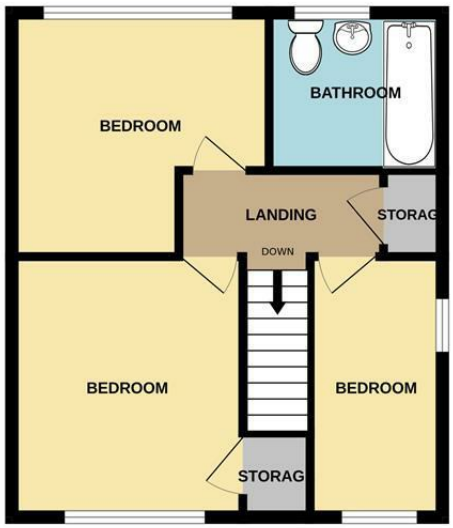
Bedroom Three
11'5" x 5'9" (3.49m x 1.77m)
UPVC double glazed window to the front and carpet flooring.

Bathroom
Fitted with a three piece suite comprising; panelled bath with mains control shower over, pedestal wash hand basin, low level WC, part tiled walls, vinyl flooring and obscured UPVC double glazed window to the rear.

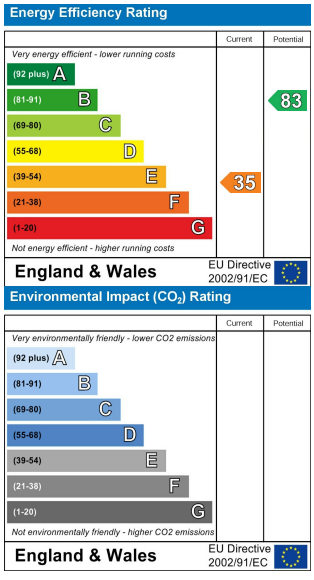
Outside
To the front of the property there is a gated block paved driveway proving off road car standing for multiple vehicles and gated side access that leads to the low maintenance rear garden that is mainly laid with artificial lawn and features both a paved patio area and a raised decked area ideal for entertaining, garden shed and is enclosed with timber fencing.

GROUND FLOOR

1ST FLOOR



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 ©2023



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