



Summer Crescent,
Beeston, Nottingham
NG9 2GX

£350,000 Freehold



A particularly deceptive and immaculately presented four-bedroom, three-storey semi-detached house with a garage.

This modern property was constructed by Bellway Homes in 2017 and has the benefit of the remainder of the NHBC Warranty. Offering a light and airy, contemporary feel internally with all the benefits of a property of this age with high energy efficiency, double glazing and gas central heating throughout as well as being offered to the market with the benefit of no upward chain.

In brief the internal accommodation, which is split over three floors, comprises of an entrance hall, WC, kitchen diner and lounge to the ground floor and rising to the first floor you will find two good size double bedrooms, further single bedroom and bathroom. To the second floor there is the master bedroom with an en-suite.

To the front of the property you will find a small, well maintained garden with a range of mature plants and shrubs with a tarmac driveway with sufficient car standing for three vehicles in front of the garage at the side and gated side access to the rear where you will find a sunny South East facing private and enclosed primarily lawned garden with a range of mature trees and shrubs, stocked beds and borders, an outside tap and fenced boundaries.

Situated in this sought after and convenient residential location which is readily accessible for a variety of local shops and amenities including schools, Nottingham University, Queens Medical Centre, Boots head office and transport links including NET tram.

This fantastic property is considered an ideal opportunity for a range of potential purchasers including young professionals and families.



Entrance Hall

With composite front door, tiled flooring, radiator, stairs to the first floor and doors to:

Cloaks/WC

With low flush w.c., pedestal wash hand basin, tiled flooring and half tiled walls, UPVC double glazed window to the front and radiator.

Kitchen Diner

13'7" x 9'2" approx (4.16m x 2.8m approx)

With a range of wall, base and drawer units, work surfaces, sink with drainer and mixer tap, integrated electric oven with gas hob and air filter over with aluminium splashback, integrated dishwasher, fridge freezer, plumbing for washing machine, tiled flooring, radiator, wall mounted Ideal boiler and UPVC double glazed window to the front.

Lounge

16'2" x 11'0" approx (4.93m x 3.37m approx)

UPVC double glazed French doors to the rear, useful understairs storage cupboard, UPVC double glazed window to the rear and radiator.

First Floor Landing

UPVC double glazed window to the side, stairs to the second floor, airing cupboard housing the hot water cylinder and doors to:

Bedroom Two

12'7" x 9'3" approx (3.85m x 2.83m approx)

UPVC double glazed window to the front and radiator.

Bedroom Three

12'1" x 9'3" approx (3.7m x 2.83m approx)

UPVC double glazed window to the rear and radiator.

Bedroom Four

9'1" x 6'7" approx (2.78m x 2.01m approx)

UPVC double glazed window to the rear and radiator.

Bathroom

Incorporating a three piece suite comprising panelled bath with mains control shower over, pedestal wash hand basin, w.c., tiled flooring and splashbacks, radiator, extractor fan and UPVC double glazed window to the front.

Second Floor Landing

With radiator and door to:

Bedroom One

18'10" x 16'2" reducing to 9'6" approx (5.76m x 4.94m reducing to 2.92m approx)

UPVC double glazed dormer window to the front, loft hatch, two radiators and door to:

En-Suite

Incorporating a three piece suite comprising of a corner shower, pedestal wash hand basin, w.c., tiled flooring and splashbacks, Velux window, extractor fan and radiator.

Outside

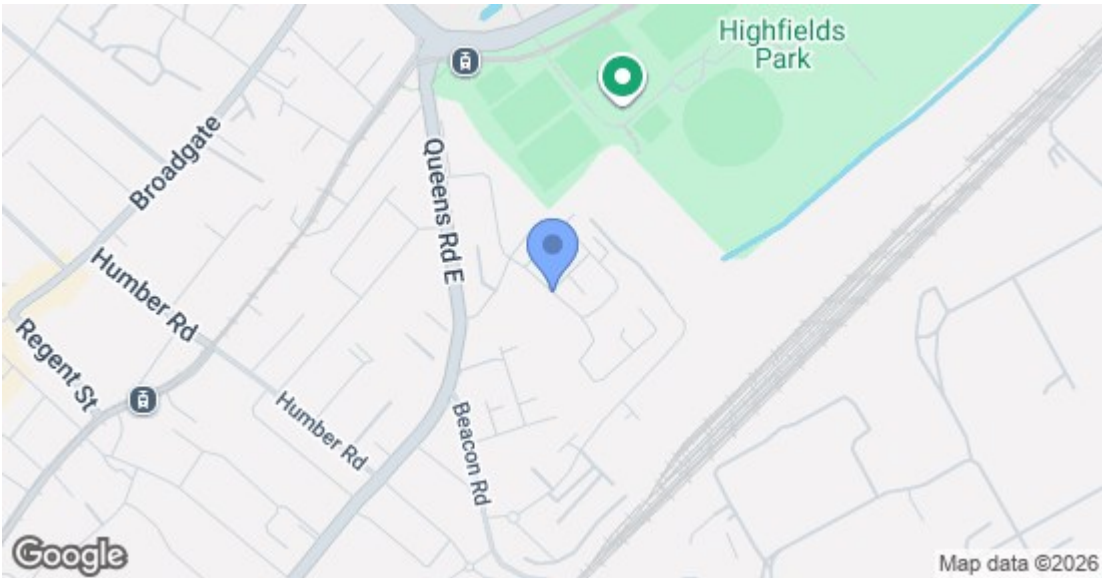
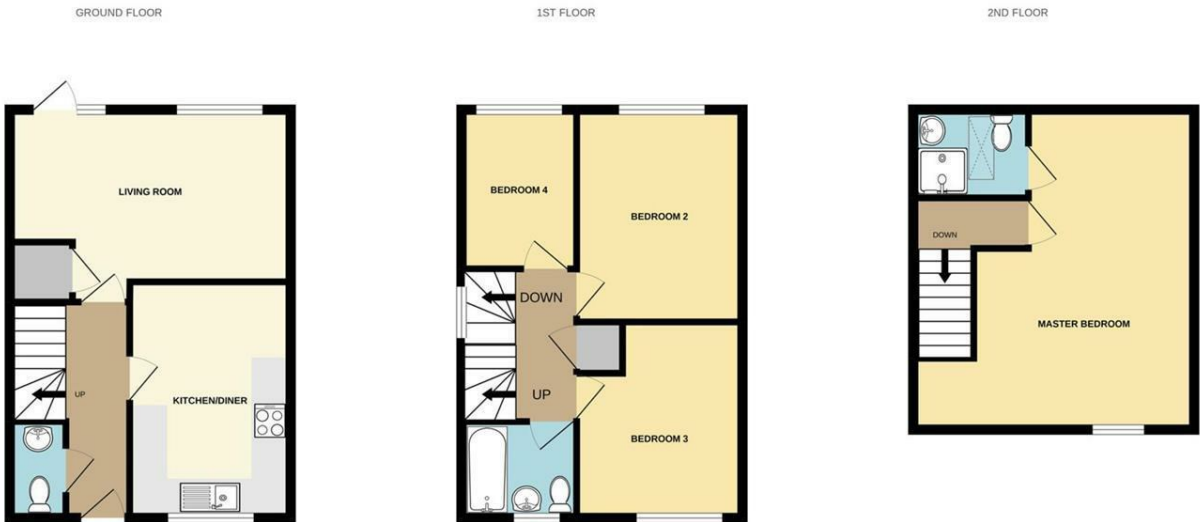
To the front of the property you will find a small, well maintained garden with a range of mature plants and shrubs with a tarmac driveway with sufficient car standing for three vehicles in front of the garage at the side and gated side access to the rear where you will find a sunny South East facing private and enclosed primarily lawned garden with a range of mature trees and shrubs, stocked beds and borders, an outside tap and fenced boundaries.

Garage

19'7" x 10'6" approx (5.99m x 3.21m approx)

Up and over door, Velux window, power and lighting.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.