Robert Ellis

look no further...

Princess Boulevard,
Woodhouse Park, Nottingham
NG8 6HE

£325,000 Freehold

0115 922 0888

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A beautifully presented three double bedroom semi-detached house with a garage.

Situated in this sought after and convenient residential location within easy reach of a range of local shops and amenities including schools, transport links, the A52 and M1, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including first time buyers, young professionals and families.

In brief, the internal accommodation which is split over three floors comprises: Entrance hallway, WC, lounge and open plan kitchen/diner to the ground floor with two good sized double bedrooms and a bathroom to the first floor and rising to the second floor you will find the master bedroom with en-suite.

To the front of the property you will find a generous lawned garden space with a concrete driveway leading up to the garage offering ample off road parking. To the rear you will find a private and enclosed garden which includes a patio area with lawn beyond and fenced boundaries.

This contemporary property is offered to the market with the benefit of a light and airy versatile living space, UPVC double glazing and gas central heating throughout and ready to move in condition.

Entrance Hallway
With a composite front door, radiator and doors to the lounge and WC.

WC
With WC, pedestal wash hand basin, tiled splashbacks, extractor fan and radiator.

Lounge
15'0" x 12'2" (4.58 x 3.71)
With a feature panelled wall, UPVC double glazed bay window to the front, radiator, useful under stairs storage cupboard and a door to the inner hallway.

Inner Hallway
With stairs to the first floor, radiator and door to the kitchen/diner.

Kitchen/Diner
15'5" x 10'4" (4.71 x 3.17)
With a range of modern wall, base and drawer units, worksurfaces, sink with drainer and a mixer tap, integrated electric oven, integrated gas hob with extractor fan over, tiled splashbacks, integrated dishwasher, washing machine and fridge freezer, radiator, feature half panelled wall, UPVC double glazed window and UPVC double glazed French doors to the rear.

First Floor Landing
With airing cupboard housing the hot water cylinder, UPVC double glazed window to the front, stairs to the second floor and radiator.

Bedroom Two
11'8" x 8'7" (3.57 x 2.64)
Carpeted double bedroom with fitted wardrobes, UPVC double glazed window to the rear and radiator.

Bedroom Three
10'10" x 8'7" (3.32 x 2.64)
Carpeted double bedroom with UPVC double glazed window to the front, fitted wardrobes and radiator.

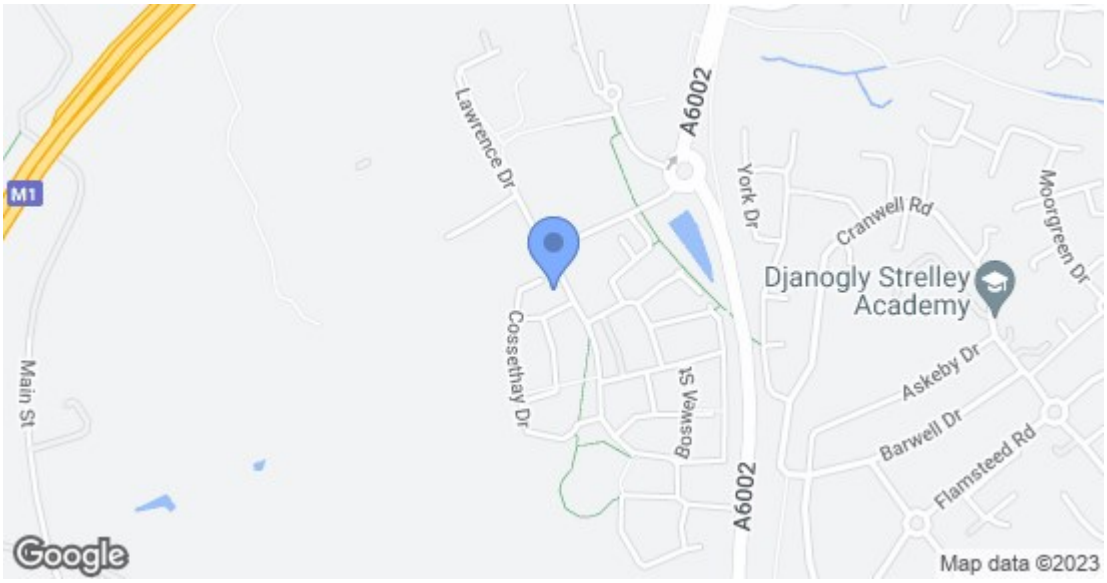
Bathroom
8'2" x 6'5" (2.49 x 1.98)
Incorporating a three piece suite comprising panelled bath with shower over, pedestal wash hand basin, WC, tiled splashbacks, vinyl flooring, heated towel rail, spotlights and UPVC double glazed window to the rear.

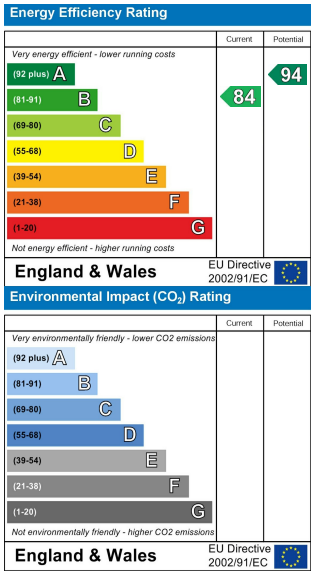
Bedroom One
20'2" x 11'2" (6.16 x 3.41)
Carpeted double bedroom with fitted wardrobes, two Velux windows, two radiators, UPVC double glazed window to the front, loft hatch and door to the en-suite.

En-Suite
Incorporating a three piece suite comprising shower, pedestal wash hand basin, WC, tiled splashbacks, heated towel rail, spotlights, extractor fan and electric shaver point.

Outside
To the front of the property you will find a generous lawned garden space with a concrete driveway leading up to the garage offering ample off road parking. To the rear you will find a private and enclosed garden which includes a patio area with lawn beyond and fenced boundaries.

Garage
17'1" x 9'0" (5.23 x 2.75)
With an up and over garage door to the front, power and electricity and a composite pedestrian door to the side.





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