



East Crescent,  
Beeston Rylands, Nottingham  
NG9 1PZ

**£350,000 Freehold**





A beautifully presented and spacious traditional three-bedroom semi-detached house with a gym/garden room.

Situated in this sought-after and convenient residential location, readily accessible for a variety of local shops and amenities, including schools, transport links, and Beeston Marina, this fantastic 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 comprises: entrance hall, lounge, open plan extended kitchen diner, utility room, and WC to the ground floor, with two good sized double bedrooms, a further single bedroom and large family bathroom to the first floor.

Outside to the front of the property you will find a blocked driveway and gated side access leading to the recently landscaped private and enclosed rear garden, which includes a patio overlooking the lawn beyond, useful large storage shed and stepping stones leading to the gym/garden room.

Having been renovated throughout by the current vendors, including new central heating, re-wire, brand new kitchen and bathroom, rear extension and a fully insulated gym/garden room, this stunning property truly must be viewed in order to be fully appreciated.



### Entrance Hall

With a double glazed entrance door with flanking windows, tiled flooring, stairs to the first floor, radiator, and doors to the utility, kitchen diner and lounge.

### Lounge

10'11" x 10'0" (3.35m x 3.06m )

UPVC double glazed bay window to the front, mounting points for TV, with areal and Ethernet (cat7) connections, and radiator.

### Kitchen Diner

26'6" x 15'3" (8.1m x 4.66m )

With tiled flooring, two radiators, two roof lights, a range of modern wall, base and drawer units, work surfaces, a large sink and drainer unit with mixer and filter taps, integrated electric oven with gas hob and extractor fan over, space for American style fridge freezer, kitchen island with breakfast bar, spotlights, mounting points for TV, with areal and Ethernet (cat7) connections, UPVC double glazed French doors to the rear patio, and UPVC double glazed window to the rear.

### Utility

Fitted with a wash-hand basin inset to vanity unit, plumbing for a washing machine, tiled flooring, Baxi combination boiler, UPVC double glazed door to the side and door to the WC.

### Downstairs WC

Fitted with a WC, tiled flooring, UPVC double glazed window to the side, and motion activated spotlights.

### First Floor Landing

UPVC double glazed window to the side, loft hatch with dropdown ladder, and doors to the bathroom and three bedrooms.

### Bedroom One

13'7" x 9'10" (4.15m x 3.02m )

UPVC double glazed window to the rear, mounting points for TV, with areal and Ethernet (cat7) connections, laminate flooring, and radiator.

### Bedroom Two

10'11" x 9'1" (3.34m x 2.77m )

UPVC double glazed window to the front, mounting points for TV, with areal and Ethernet (cat7) connections, laminate flooring, and radiator.

### Bedroom Three

7'10" x 6'7" (2.4m x 2.01m )

UPVC double glazed window to the front, mounting points for TV, with areal and Ethernet (cat7) connections, laminate flooring, and radiator.

### Bathroom

Incorporating a five-piece suite comprising: panelled bath, corner shower, wash-hand basin inset to vanity unit, WC, bidet, tiled flooring and walls, UPVC double glazed window to the rear and side, spotlights, heated towel rail, and extractor fan.

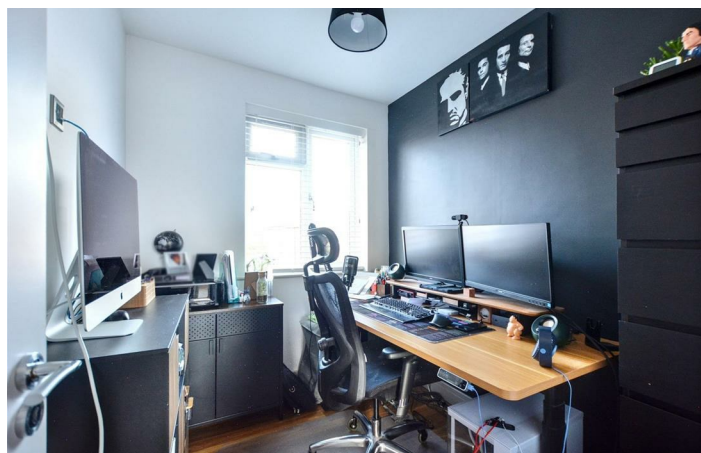
### Outside

To the front of the property you will find a blocked driveway and gated side access leading to the recently landscaped private and enclosed rear garden, which includes a patio overlooking the lawn beyond, useful large storage shed and stepping stones leading to the gym/garden room.

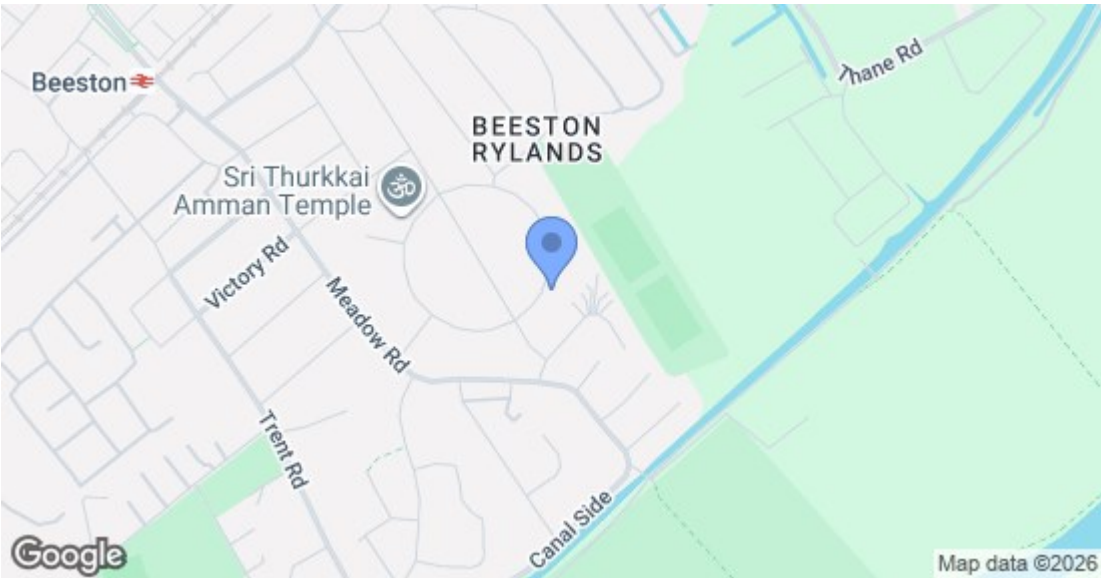
### Gym/Garden Room

18'8" x 9'2" (5.7m x 2.8m )

A insulated garden room with concrete flooring, tinted UPVC double glazed French doors, two tinted UPVC double glazed windows, light and power.







| Energy Efficiency Rating                                        |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs                     |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs                     |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> 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.