

Hillside Crescent,  
Beeston, Nottingham  
NG9 3AB

**£430,000 Freehold**



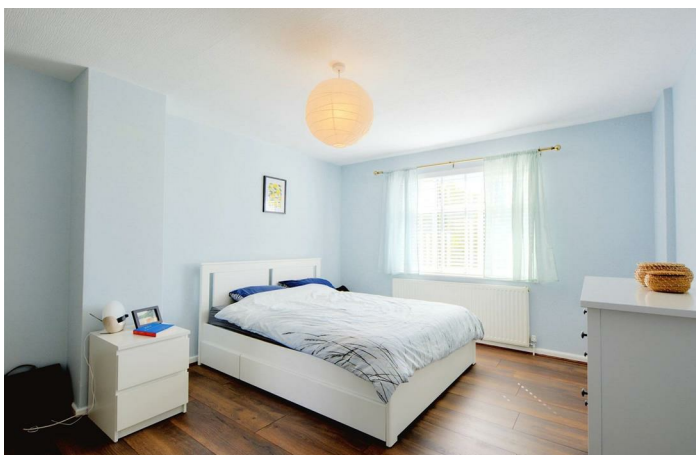
A PARTICULARLY DECEPTIVE WELL PROPORTIONED FOUR BEDROOM SEMI-DETACHED HOUSE.

Gas centrally heated and double glazed accommodation with replacement boiler, in this popular and convenient cul-de-sac location with off street car standing space and enclosed gardens at the rear.

The internal accommodation extends from entrance porch to entrance hallway, inner lobby which provides access to a spacious 'L' shaped breakfast/kitchen, adjoining utility room and ground floor cloakroom/WC, separate lounge with bay window to the front and double doors leading through to a dining room. Rising to the first floor are four bedrooms, the smallest having stairs access to the attic room, sizeable family bathroom with separate shower cubicle and separate WC, attic bedroom with Velux windows to the rear.

Enclosed private garden with decked patio at the rear and off street car standing space to the front.

An early viewing comes highly recommended.



### Entrance Porch

With ceramic tiled flooring, UPVC double glazed window and front entrance door and doorway to:

### Entrance Hall

With laminate flooring, radiator, stairs to the first floor, UPVC double glazed window to the side and access to:

### Breakfast Kitchen

18'5" reducing to 8'7" x 16'11" reducing to 8'7" (5.63 reducing to 2.64 x 5.17 reducing to 2.64)

An impressive 'L' shaped room with tiled flooring, contemporary wall and base cupboards in cream with wood work surfacing and inset double Belfast sink with mixer tap, appliance space, gas cooker point and plumbing for washing machine, drawer bank, ceiling spotlights, twin UPVC double glazed windows to the rear garden, further appliance space and double glazed window and door to the side, table and chair space and doorway to:

### Utility Room

7'4" x 4'5" (2.25 x 1.36)

With tiled flooring, work surface, plumbing for a washing machine and tumble dryer, UPVC double glazed window to the side and a door to the WC.

### WC

With a contemporary white low flush WC, wash hand basin and wall mounted Worcester combination gas boiler (for central heating and hot water), tiled flooring, UPVC double glazed window to the front and an extractor fan.

### Dining Room

11'6" x 8'11" (3.53 x 2.72)

With laminate flooring, radiator UPVC double glazed window to the rear and door to the Lounge.

### Lounge

14'3" x 14'2" (4.35 x 4.34)

With laminate flooring, a log burner with an exposed brick chimney breast, UPVC double glazed bay window to the front and a radiator.

### First floor landing

With a radiator, UPVC double glazed window to the side

and access to the family bathroom, study and three bedrooms.

### Bedroom One

14'3" x 11'8" (4.35 x 3.58)

With laminate flooring, UPVC double glazed window to the front and a radiator.

### Bedroom Three

11'8" x 8'11" (3.58 x 2.72)

With laminate flooring, UPVC double glazed window to the rear and a radiator

### Bedroom Four

14'7" x 7'3" (4.45 x 2.23)

With laminate flooring, UPVC double glazed window to the front and rear and a radiator.

### Family Bathroom

9'3" x 8'7" (2.84 x 2.63)

An impressive sized bathroom with a white contemporary suite to panelled bath with central taps and mixer shower, vanity wash hand basin and a double corner cubicle, radiator, tiled splashbacks and UPVC double glazed window to the side.

### Study

8'10" x 7'5" (2.71 x 2.27)

With laminate flooring, UPVC double glazed window to the front and stairs to Bedroom Two.

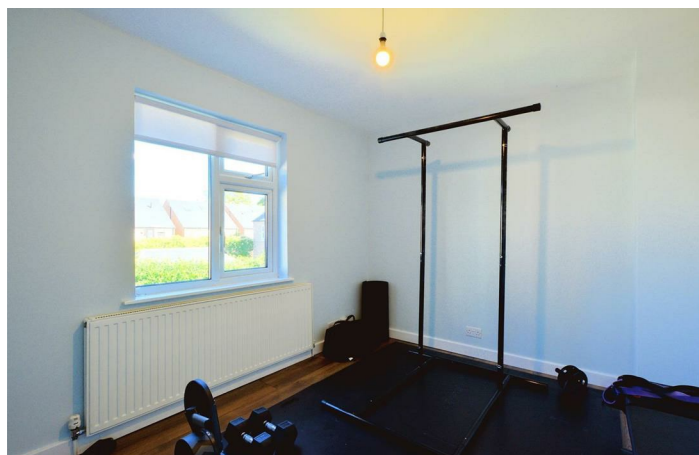
### Bedroom Two

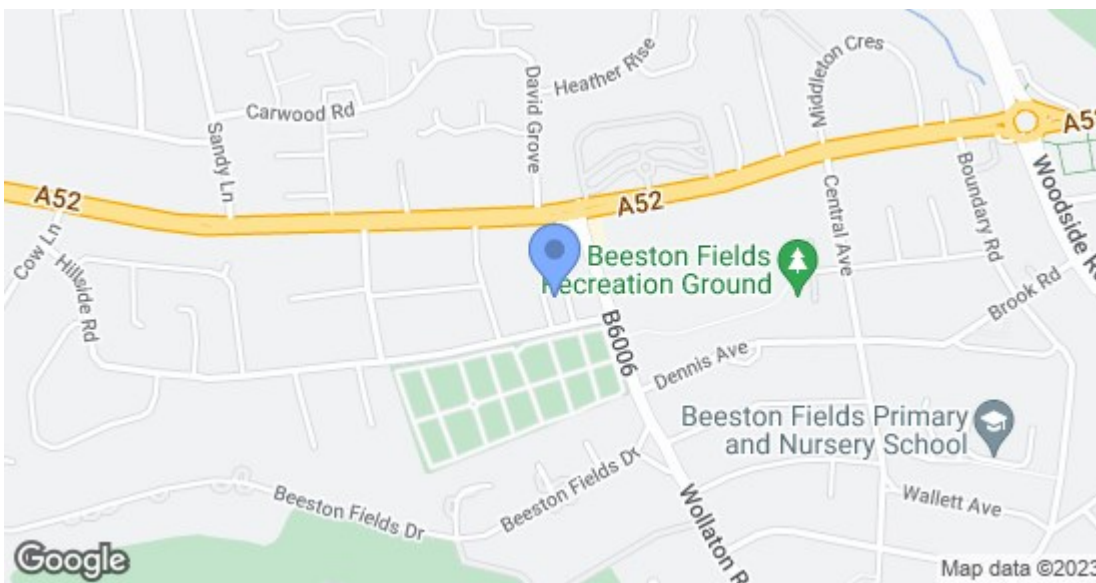
13'10" x 10'9" (4.22 x 3.29)

With laminate flooring, two velux windows, a radiator and eaves storage space

### Outside

Enjoying this convenient cul-de-sac location with off street car standing space to a shaded garden at the front, hedged and fenced boundaries lead via the property to a decked patio area with lawned gardens which are fenced and enclosed for maximum privacy.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B		71	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) A			80
(81-91) B		68	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.