

# Robert Ellis

*look no further...*



Larch Crescent,  
Beeston, Nottingham  
NG9 4DL

**£425,000 Freehold**

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An attractive 1930's built Hofton three-bedroom semi-detached house.

Having been tastefully upgraded by the current vendors this excellent home has retained much of its original character and charm, yet has a cotemporary feel, complemented by good quality modern fixtures and fittings throughout.

In brief the internal accommodation comprises: entrance porch, entrance hallway, dining room, sitting room and kitchen, rising to the first floor are two double bedrooms, a further single bedroom and bathroom.

Outside the property has a drive with detached garage beyond and mature and well stoked gardens to both front and rear.

Occupying a generous corner plot which displays further development potential, subject to the necessary consents, this property situated in a very desirable part of north-west Beeston as is convenient for a wide range of local amenities.



### Entrance Porch

UPVC double glazed entrance door, tiled flooring, second wooden door with feature coloured leaded glazing and flanking windows leads to hallway.

### Hallway

Under stairs cupboard, radiator, and stairs off to the first floor landing.

### Dining Room

13'6" x 11'11" (4.13m x 3.65m )

UPVC double glazed window to the front, radiator, and display recess within the chimney breast.

### Sitting Room

17'4" x 11'6" (5.29m x 3.53m )

UPVC double glazed patio doors leading to the rear garden, panelled walls, radiator, a fuel effect gas fire with granite style hearth and surround and Adam style mantle.

### Kitchen

13'0" x 7'1" (3.98m x 2.16m )

With a range of good quality modern fitted wall and base units, work surfacing with tiled splashback, single sink and drainer with mixer tap, inset gas hob with air filter above and electric oven below, plumbing for a washing machine, and dishwasher, further appliance space, concealed Baxi boiler, two UPVC double glazed windows, tiled flooring, UPVC double glazed door to the exterior and walk-in pantry/under stairs cupboard with fitted shelving and UPVC double glazed window.

### First Floor Landing

With loft hatch and UPVC double glazed window.

### Bedroom One

15'4" x 11'11" (4.68m x 3.65m )

UPVC double glazed window, radiator and fitted wardrobes.

### Bedroom Two

11'7" x 11'5" (3.54m x 3.50m )

UPVC double glazed window, radiator, and feature panelled wall.

### Bedroom Three

8'10" x 6'11" (2.70m x 2.12m )

UPVC double glazed window, radiator and fitted cupboard.

### Bathroom

Fitted with a four-piece suite comprising: WC, pedestal

wash-hand basin, free-standing bath with shower handset, double shower cubicle with tiled splashback, overhead shower and further shower handset, panelled walls, UPVC double glazed window, and wall-mounted heated towel rail.

### Outside

To the front the property has an established and mature primarily lawned garden, stocked borders and a path to the front door, with gated access leading to the side. To the side the property has a patio, gravelled area, mature shrubs and an outside tap, to the rear the property has a patio, primarily lawned garden, stocked beds and borders, with mature shrubs, and a further raised border.

### Garage

20'2" x 8'3" (6.17m x 2.54m )

Up and over door to the front, pedestrian door to the side, window to the rear, light and power.

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

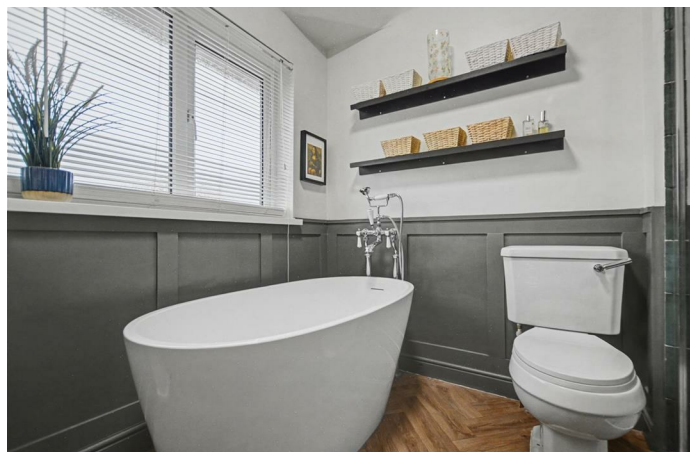
Accessibility/Adaptions: None

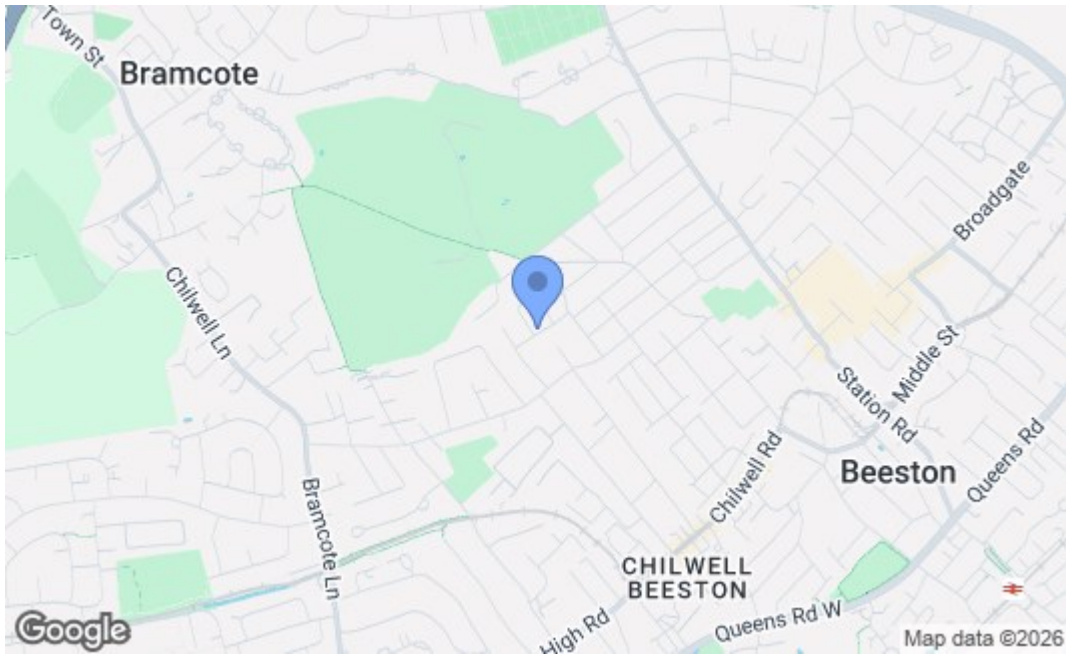
Does the property have spray foam in the loft?: No

Has the Property Flooded?: No

### Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.





| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 88        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 64      |           |
| (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 <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

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