Robert Ellis

look no further...

Longleat Crescent,
Beeston, Nottingham
NG9 5ET

£375,000 Freehold

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A well presented four bedroom, extended semi- detached property.

Situated within a popular and convenient location, within close proximity to a variety of local amenities including, schools, shops, public houses and many other facilities in neighbouring towns Beeston and Long Eaton and also at Chilwell Retail Park. There is also the benefit of excellent transport links locally including NET trams and bus stops within walking distance and Beeston train station just a short distance away for journeys further afield.

In brief, the internal accommodation comprises; Entrance Hall, Lounge, Dining Room, through to a Family Room, Kitchen, Utility Room and downstairs WC to the ground floor. Then rising to the first floor are four bedrooms, one with an En-suite and bathroom. The property is ideally suited to a variety of purchasers including growing families.

To the front of the property there is a block paved driveway providing ample car standing with the integral garage beyond and a raised bed with mature planting to the side. To the rear of the property there is a generous, private and enclosed garden which is mainly laid to lawn and features a decked seating area, mature shrubs and flower pots and is enclosed hedge boundaries.

With double glazing throughout and gas central heating, this property is well worthy of an early internal viewing.

Entrance Hall
UPVC double glazed entrance door, stairs leading to the first floor, solid wood flooring, radiator, useful under stair storage cupboard and doors leading into the kitchen and lounge.

Lounge
15'3" x 11'8" (4.65m x 3.56m)
UPVC double glazed window to the front, carpet flooring, feature log burner with timber mantle, radiator and internal Bi-fold doors leading into the dining room.

Dining Room
10'7" x 9'7" (3.24m x 2.94m)
Carpet flooring, radiator and opening into the family room.

Family Room
10'7" x 8'8" (3.24m x 2.66m)
UPVC double glazed window to rear, solid oak flooring, radiator and UPVC French doors leading to outside decking area.

Kitchen
13'5" x 7'11" (4.11m x 2.42m)
Fitted with a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit, integrated double electric oven, integrated gas hob with extractor fan over, integrated dishwasher, complementary tiling to walls and UPVC double glazed window to the rear.

Utility Room
7'11" x 6'8" (2.42m x 2.05m)
Fitted with wall and base units, work surface with inset sink and drainer unit, space and fittings for free standing appliances to include a washing machine and fridge freezer, wall mounted boiler, tiling to floor, UPVC double glazed French doors leading to the rear garden and doors leading into the integral garage and downstairs WC.

Downstairs WC
Fitted with a low level WC.

First Floor Landing
Stairs rising from the ground floor, useful attic access and doors leading into the four bedrooms and bathroom.

Bedroom One
19'5" x 9'9" (5.92m x 2.98m)
UPVC double glazed window to front, fitted wardrobes, Carpet flooring, two radiators and door leading into the En-suite.

En-suite
Fitted with a walk in shower with mains power shower over, wash hand basin inset to vanity unit, low level WC, solid wood flooring, partially tiled walls and obscured UPVC double glazed window to the rear.

Bedroom Two
13'11" x 12'0" (4.26m x 3.67m)
UPVC double glazed window to the front, carpet flooring and radiator.

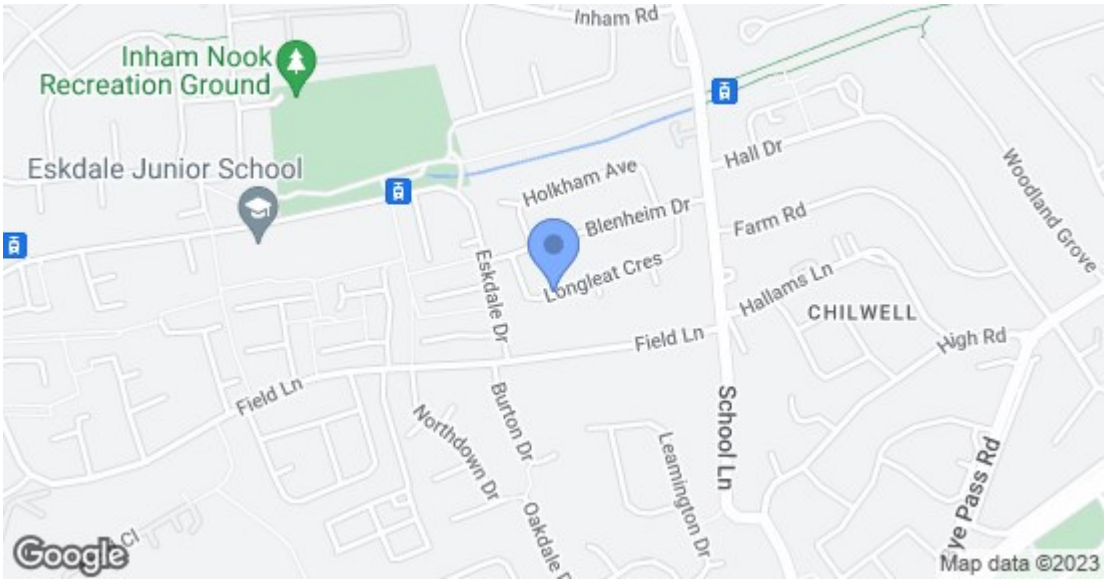
Bedroom Three
11'9" x 10'5" (3.59m x 3.18m)
UPVC double glazed window to the rear, carpet flooring and radiator.

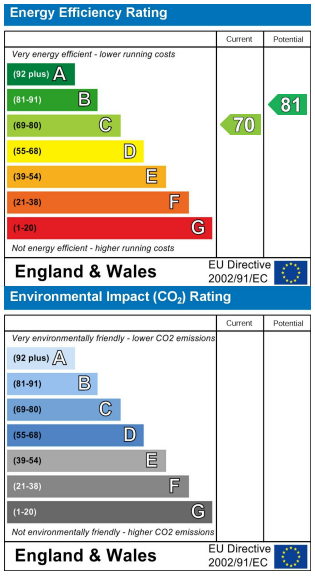
Bedroom Four
8'7" x 6'11" (2.62m x 2.12m)
UPVC double glazed window to the front, laminate flooring, fitted desk unit with storage and radiator.

Bathroom
Fitted with four white piece suite comprising; fully tiled walk in shower with electric power shower, panelled bath with handset shower, wash hand basin inset to vanity unit, low level WC, solid wood flooring, complementary tiling to walls and obscured UPVC double glazed window to the rear.

Outside
To the front of the property there is a block paved driveway providing ample car standing with the integral garage beyond and a raised bed with mature planting to the side. To the rear of the property there is a generous, private and enclosed garden which is mainly laid to lawn and features a decked seating area, mature shrubs and flower pots and is enclosed hedge boundaries.

Council Tax Band
Broxtowe Borough Council Band C





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.

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