Robert Ellis

look no further...

Ullswater Crescent,
Bramcote, Nottingham
NG9 3BE

£265,000 Freehold

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Situated in an established residential location convenient for the centre of Beeston which offers a variety of shops and services, and ideally situated for easy access to the A52 and M1.

In brief, the internal accommodation comprises entrance hall, WC, ground floor reception room/bedroom and garage. Rising to the first floor is the kitchen, dining room and sitting room. To the second floor are three further bedrooms and bathroom.

Outside, the property has a drive to the front providing car standing with a garage beyond and to the rear the property has a generous garden with patio and well stocked beds and borders.

ENTRANCE
Composite double glazed entrance door leads to hallway, radiator, uPVC double glazed windows, stairs off to first floor landing.

WC
WC, wall mounted wash hand basin with tiled splashback, uPVC double glazed window.

BEDROOM FOUR/RECEPTION
11'4" x 7'0" (3.47 x 2.14)
uPVC double glazed patio doors leading to the rear garden, radiator.

GARAGE
21'7" x 9'11" (6.58 x 3.04)
Up and over door to the front, uPVC double glazed window and pedestrian door to the rear, plumbing for a washing machine, light and power, Glow Worm boiler.

FIRST FLOOR LANDING
uPVC double glazed window and stairs off to second floor landing.

KITCHEN
9'0" x 7'1" (2.76 x 2.16)
Fitted wall and base units, work surfacing with tiled splashback, single sink and drainer with mixer tap, inset gas hob with extractor above and electric oven below, uPVC double glazed window.

DINING ROOM
10'1" x 9'10" (3.09 x 3.02)
uPVC double glazed window and radiator.

SITTING ROOM
17'3" decreasing to 14'0" x 11'2" (5.27 decreasing to 4.28 x 3.41)
Two uPVC double glazed windows and two radiators.

SECOND FLOOR LANDING

BEDROOM ONE
11'4" x 9'9" (3.47 x 2.99)
Two uPVC double glazed windows, radiator, wardrobe.

BEDROOM TWO
11'0" x 10'4" (3.37 x 3.15)
Two uPVC double glazed windows, radiator, fitted wardrobe.

BEDROOM THREE
8'3" x 7'3" (2.54 x 2.21)
uPVC double glazed window and radiator.

BATHROOM
Three piece suite comprising WC, pedestal wash hand basin, bath with mains shower over, part tiled walls, radiator, uPVC double glazed window.

OUTSIDE
To the front the property has a drive with the garage beyond and established shrubs. To the rear the property has an enclosed garden with patio, lawn and mature stocked beds and borders with shrubs and trees.

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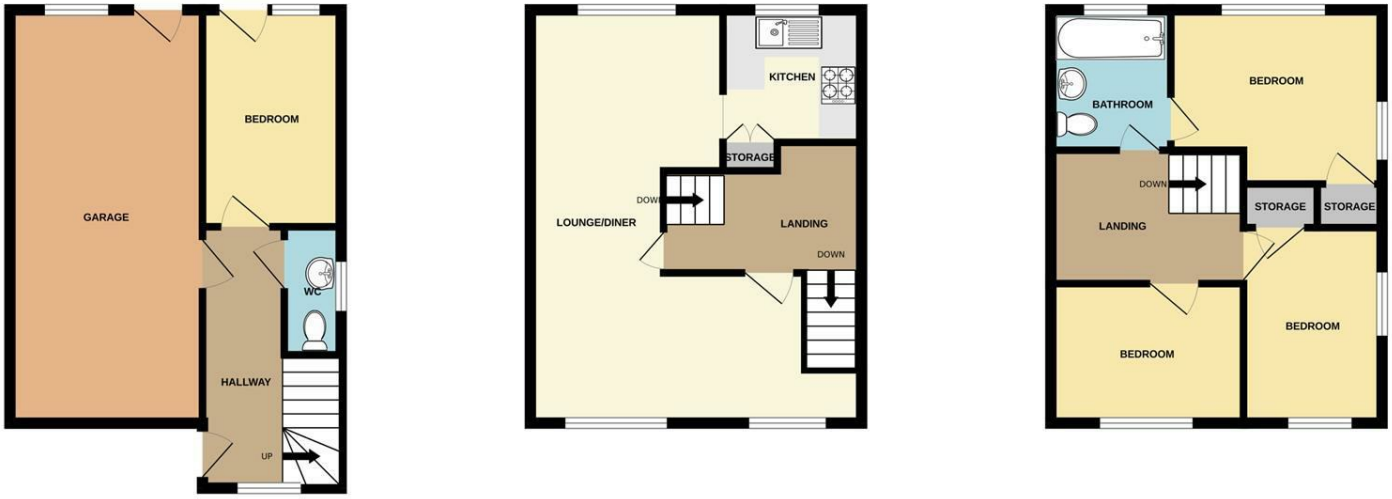
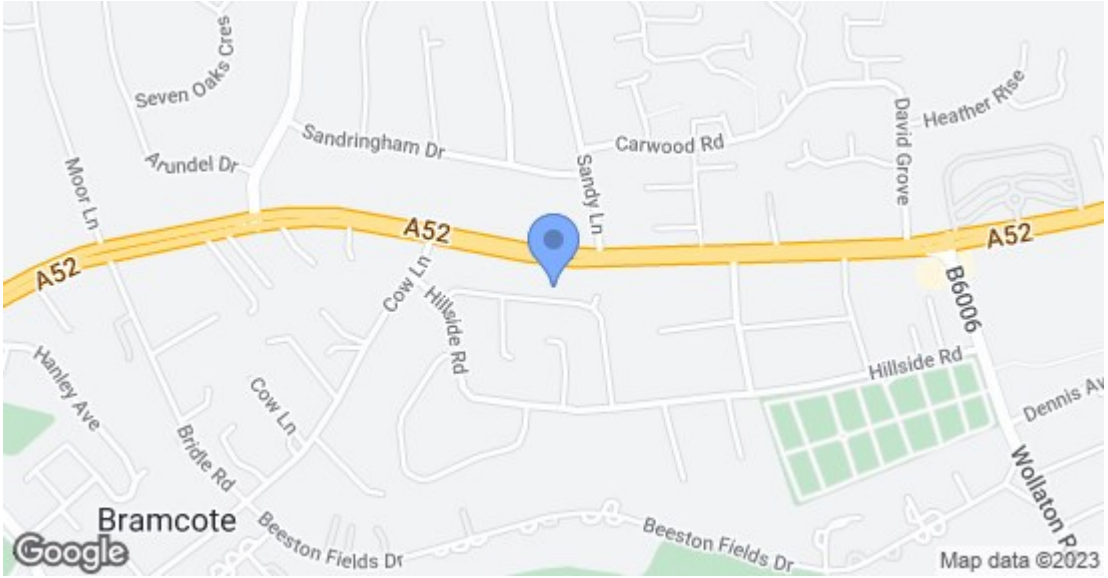
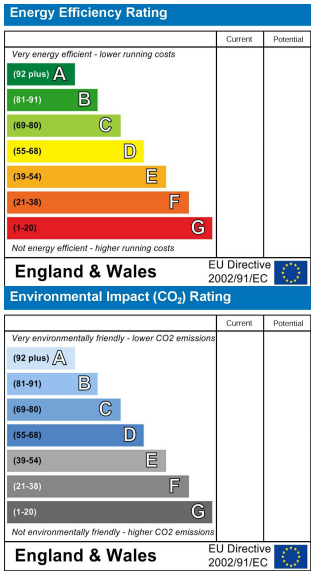
ESTATE AGENTS







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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