Robert Ellis

look no further...

Hawton Crescent,
, Nottingham
NG8 1DD

£240,000 Freehold

0115 922 0888

/robertellisestateagent

@robertellisea

A well proportioned two bedroom semi-detached bungalow on a spacious plot with the advantage of off street parking and no upward chain.

Situated in the sought-after residential location of Wollaton, readily accessible for a wide range of local amenities including, shops, schools and Wollaton Hall and Deer Park and further useful facilities. Within close proximity is The University of Nottingham, The Queens Medical Centre and Nottingham City Centre, making this wonderful property an ideal opportunity for a variety of purchaser including those wanting to downsize within the area or those looking to relocate to this quiet residential location.

In brief the internal accommodation comprises; entrance porch, entrance hallway, open plan L-shaped lounge diner, kitchen, two double bedrooms and bathroom.

Outside the property sits on a spacious corner plot providing potential for future developments (STPP). To the front and side of the bungalow there is a pebbled garden with mature shrubs and a footpath leading to the entrance porch. To the rear there is a paved parking area with gated access that leads the rear garden, which is mainly laid to lawn and features a paved patio seating area, mature shrubs, garden shed and is enclosed with timber fencing.

Offered to the market with the benefit of no upward chain, UPVC double glazing and gas central heating throughout, an early internal viewing comes highly recommended in order to be fully appreciated.

Entrance Porch
UPVC double glazed entrance door and secondary door leading to the entrance hallway.

Entrance Hallway
Entrance door to front, carpet flooring, useful storage cupboard, radiator and doors leading into the lounge diner, two bedrooms and bathroom.

Open Plan Lounge Diner

Lounge
14'7" x 11'11" (4.47m x 3.64m)
UPVC double glazed bay window to front, carpet flooring, wall mounted flueless gas fire and radiator.

Dining Room
8'8" x 8'9" (2.66m x 2.68m)
UPVC double glazed window to the rear, carpet flooring and radiator.

Kitchen
15'1" x 14'5" (4.62m x 4.41m)
Fitted with a range of wall, base, drawer units and kitchen island, work surfacing, composite one and half bowl sink and drainer unit, integrated oven and microwave, inset electric hob with extractor fan over, further useful appliance space, large pantry housing the boiler, useful attic access, UPVC double glazed window to side and UPVC double glazed door to the rear.

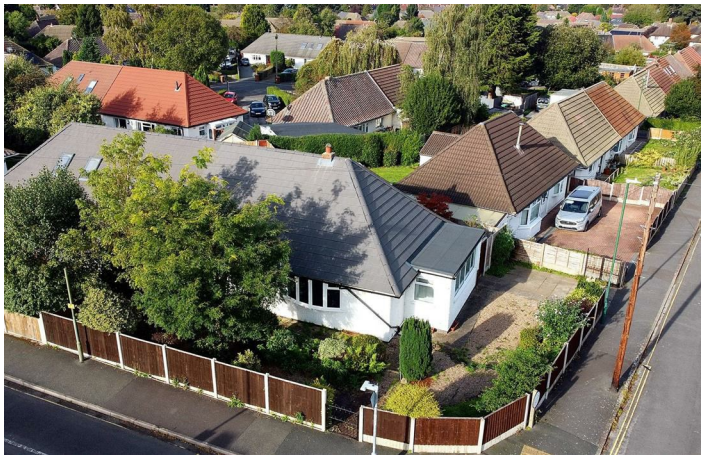
Bedroom One
11'5" x 11'10" (3.50m x 3.63m)
UPVC double glazed bay window to the front, carpet flooring and radiator.

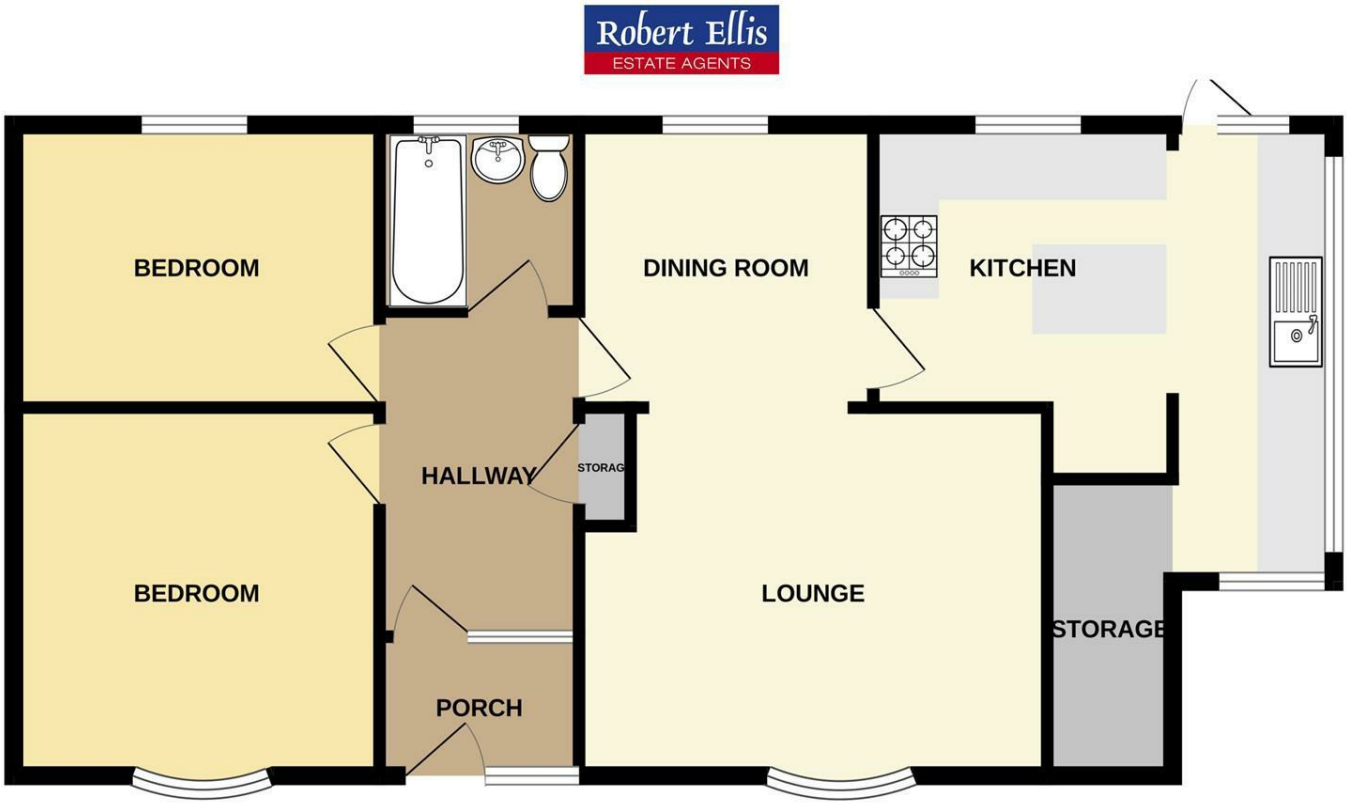
Bedroom Two
11'6" x 8'9" (3.52m x 2.69m)
UPVC double glazed window to the rear and radiator.

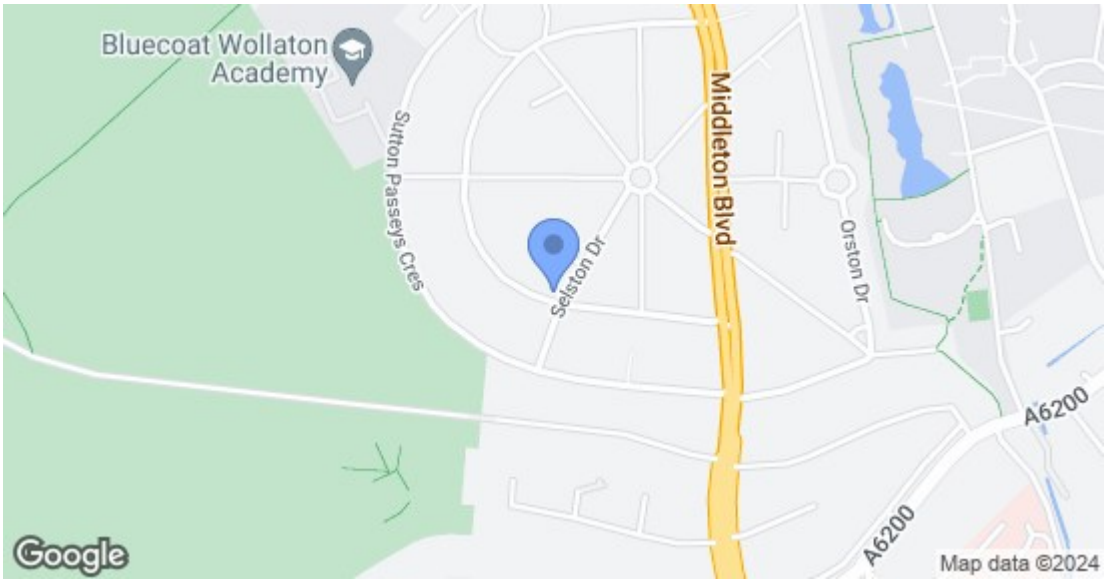
Bathroom
Fitted with a three piece suite comprising; panelled bath with shower over, wall mounted wash hand basin, low level WC, tiling to walls and floor, radiator and obscured UPVC double glazed window to the rear.

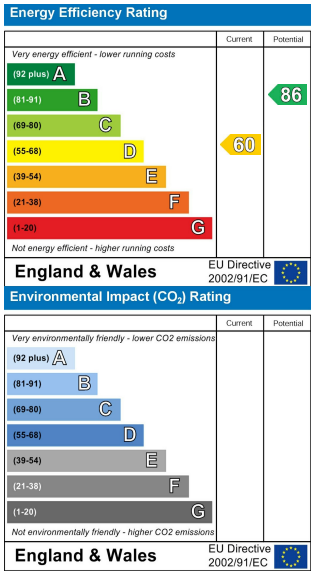
Outside
Outside the property sits on a spacious corner plot providing potential for future developments (STPP). To the front and side of the bungalow there is a pebbled garden with mature shrubs and a footpath leading to the entrance porch. To the rear there is a paved parking area with gated access that leads the rear garden, which is mainly laid to lawn and features a paved patio seating area, mature shrubs, garden shed and is enclosed with timber fencing.

Council Tax Band
Nottingham City Council Band B









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.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888