



**Denewood Crescent  
Bilborough, Nottingham NG8 3DF**

**£330,000 Freehold**

A modern and contemporary three double bedroom detached house with a detached double garage.



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Situated in this popular and convenient residential location, readily accessible for a variety of local shops and amenities including schools, transport links and the Queen's Medical Centre, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals and families.

In brief, the internal accommodation which is split over three floors comprises: Entrance hallway, WC, kitchen/diner and a lounge to the ground floor. Rising to the first floor you will find a landing with two double bedrooms and a bathroom and to the second floor there is a master bedroom with en-suite.

To the front of the property you will find a Tarmac driveway with off road parking leading to the detached double garage and to the rear you will find an enclosed well maintained garden with includes a large patio area with a veranda perfect for entertaining, an artificial lawn, a range of mature trees and shrubs and stocked beds and borders.

Offered to the market with the benefit of a light and airy versatile open plan living space, a range of modern fixtures and fittings throughout and chain free vacant possession, an early internal viewing comes highly recommended in order to be fully appreciated.



### Entrance Hallway

With a composite front door, laminate flooring, radiator, stairs to the first floor, useful under stairs storage cupboard and doors to the lounge, kitchen/diner and WC.

### WC

With a WC, wall mounted wash hand basin, laminate flooring, tiled splashbacks, radiator, spotlights and extractor fan.

### Kitchen/Diner

16'0" x 8'11" (4.9 x 2.73)

With laminate flooring, a range of modern wall, base and drawer units, worksurfaces, one and a half bowl sink with drainer and mixer tap, integrated electric oven and grill, integrated electric hob with extractor fan over, integrated fridge freezer, washing machine and dishwasher, spotlights, UPVC double glazed window to the front, radiator and opening to the lounge/diner.

### Lounge/Diner

16'2" x 10'7" (4.94 x 3.24)

With laminate flooring, radiator, spotlights and UPVC double glazed French doors with flanking windows to the rear patio.

### First Floor Landing

With two radiators, stairs to the second floor, UPVC double glazed windows to the side and front, airing cupboard housing the hot water cylinder and doors to the bathroom and two bedrooms.

### Bedroom Two

12'3" x 8'10" (3.74 x 2.7)

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

### Bedroom Three

12'2" x 8'11" (3.72 x 2.72)

A carpeted double bedroom with UPVC double glazed window to the rear, fitted wardrobes and radiator,

### Bathroom

7'10" x 6'11" (2.4 x 2.11)

Incorporating a three piece suite comprising panelled bath with shower over, wall mounted wash hand basin, WC, tiled flooring and walls, spotlights, heated towel rail and UPVC double glazed window to the rear.

### Bedroom One

19'6" x 16'2" reducing to 8'3" (5.95 x 4.93 reducing to 2.54)

Carpeted double bedroom with UPVC double glazed windows to the front and side, two radiators, spotlights, fitted wardrobes and door to the en-suite.

### En-Suite

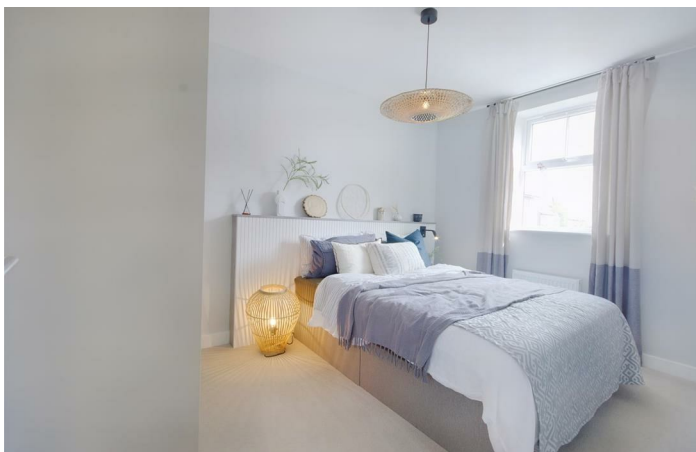
Incorporating a three piece suite comprising walk in shower with rainfall effect shower head, wall mounted wash hand basin, WC, tiled flooring and walls, Velux window, heated towel rail and extractor fan.

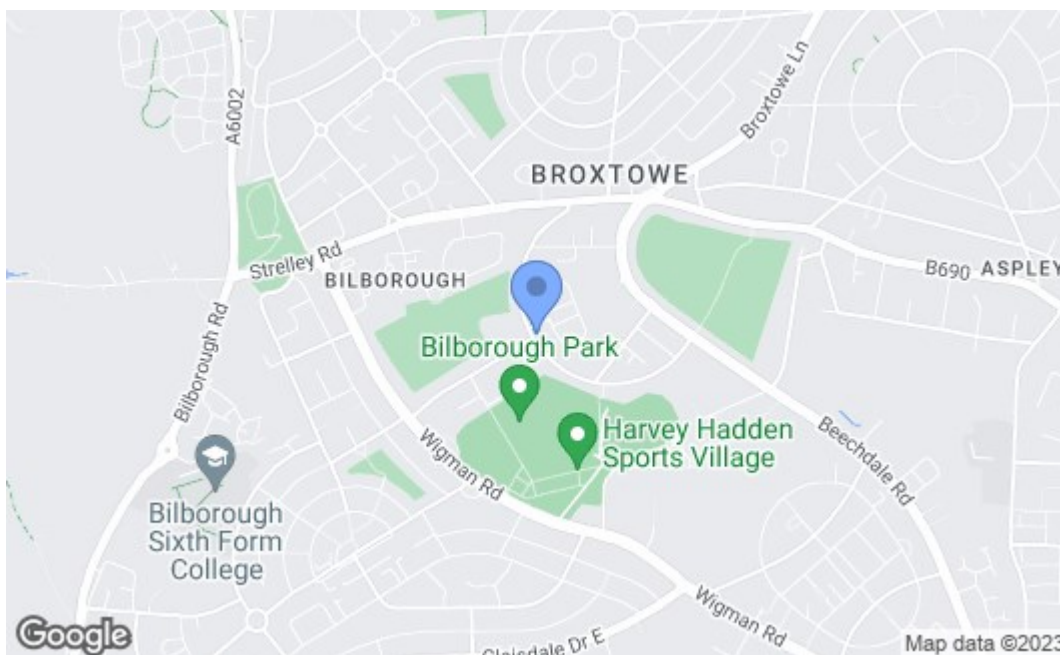
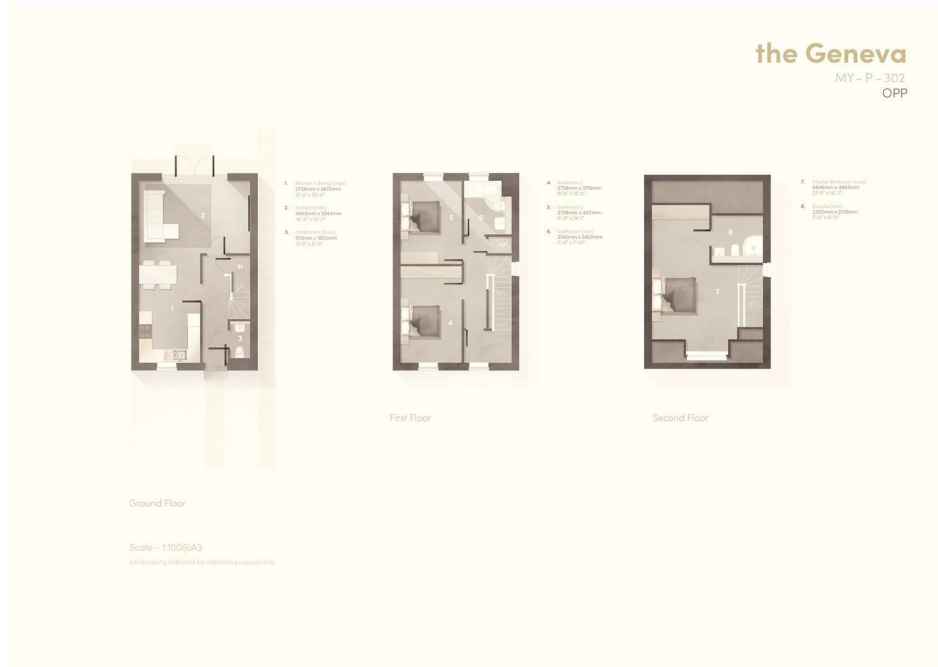
### Outside

To the front of the property you will find a Tarmac driveway with off road parking leading to the detached double garage and to the rear you will find an enclosed well maintained garden with includes a large patio area with a veranda perfect for entertaining, an artificial lawn, a range of mature trees and shrubs and stocked beds and borders.

### Double Garage

With two garage doors to the front, power and electricity.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		83	
(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			
(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			
<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.