



East Crescent,
Beeston, Nottingham
NG9 1QA

£300,000 Freehold



An immaculately presented and well-proportioned, traditional bay-fronted three-bedroom semi-detached house.

Situated in this sought-after and convenient residential location, readily accessible for a variety of local shops and amenities including schools, transport links, Beeston Marina, Beeston Town Centre, and Boots Head Office, 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 comprises: entrance hall, lounge, extended open plan kitchen diner to the ground floor, then to the first floor you will find two good sized double bedrooms, a further single bedroom, family bathroom and separate WC.

To the front of the property, you will find a small garden, blocked paved driveway and gated side access leading to the generous enclosed rear garden, which includes a patio overlooking the lawn and gravelled area beyond, two useful storage sheds and mature shrubs and stocked borders.

Having been extended and upgraded throughout by the current vendors, including a new kitchen, an early internal viewing comes highly recommended to be fully appreciated.



Entrance Hall

UPVC double glazed entrance door, stairs leading to the first floor, radiator, useful under stair storage cupboard and door to the open plan kitchen diner and lounge.

Lounge

11'0" x 10'0" (3.37m x 3.05m)

UPVC double glazed bay window to the front, carpet flooring, radiator and opening to the kitchen diner.

Kitchen Diner

20'10" reducing to 10'1" x 13'6" reducing to 10'3" (6.37m reducing to 3.08m x 4.12m reducing to 3.13m)

With laminate flooring, feature log burner with tiled hearth, UPVC double glazed French doors with flanking windows to the rear, and radiator. The kitchen is fitted with a range of wall, base and drawer units, work surfaces, breakfast bar, one and a half bowl sink and drainer unit with mixer tap, integrated induction hob with extractor fan over, integrated double electric oven, plumbing for a washing machine and tumble dryer, integrated dishwasher and fridge freezer, feature Velux window, inset ceiling spotlights, UPVC double glazed window to the rear and UPVC double glazed door to the side.

First Floor Landing

With UPVC double glazed window to the side, loft hatch and doors to the WC, bathroom and three bedrooms.

Bedroom One

13'6" x 10'0" (4.12m x 3.06m)

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

Bedroom Two

11'0" x 8'9" (3.36m x 2.67m)

A carpeted double bedroom with radiator, UPVC double glazed window to the front.

Bedroom Three

7'10" x 6'11" (2.4m x 2.13m)

A carpeted bedroom with radiator and UPVC double glazed window to the front.

Bathroom

Comprising a panelled bath with mains-controlled shower over, wash hand basin inset to vanity unit, wall mounted heated towel rail and UPVC double glazed window to the rear.

Separate WC

Fitted with a low level WC, wash hand basin inset to vanity unit, and UPVC double glazed window to the side.

Outside

To the front of the property, you will find a small garden, blocked paved driveway and gated side access leading to the generous enclosed rear garden, which includes a patio overlooking the lawn and gravelled area beyond, two useful storage sheds and mature shrubs and stocked borders.

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

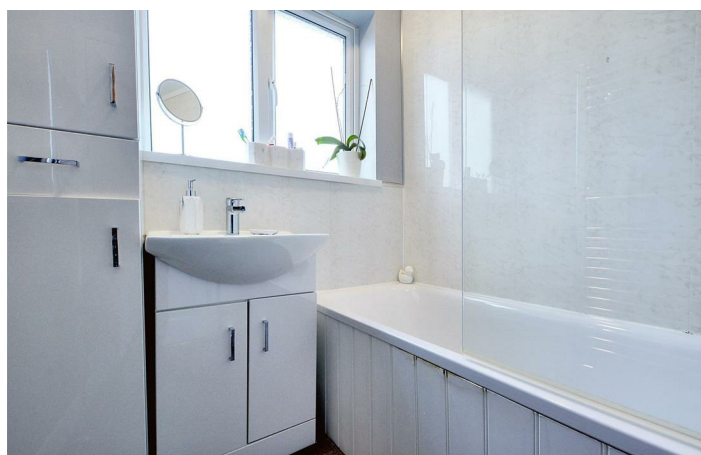
Planning Permissions/Building Regulations: Granted for built side extension.

Accessibility/Adaptions: None

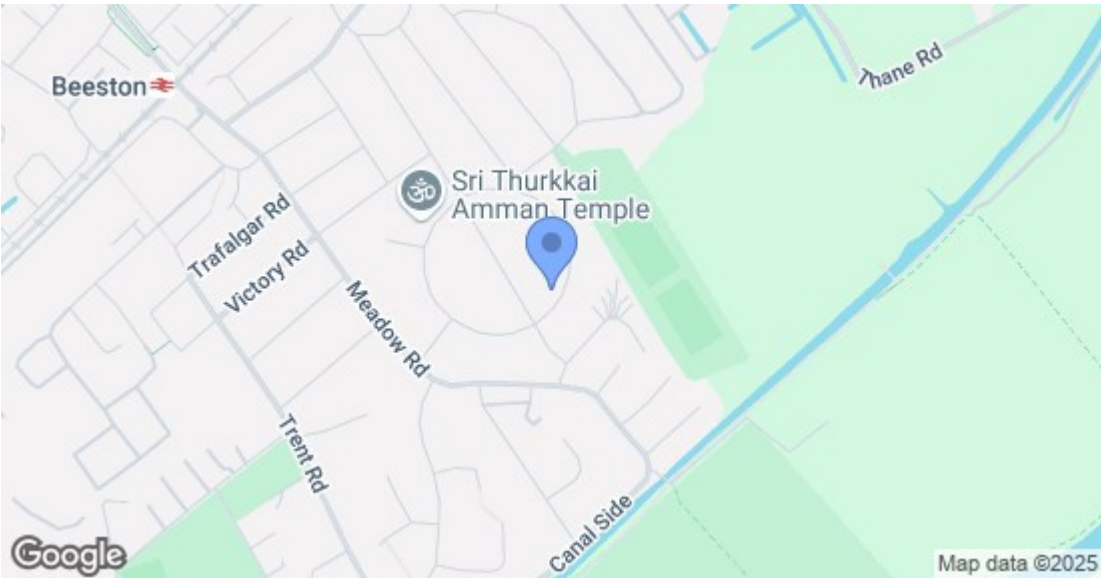
Has the Property Flooded?: No

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.



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	68	
(55-68) D		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
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