Robert Ellis

look no further...

Wharton Crescent,
Beeston, Nottingham
NG9 1RJ

£320,000 Freehold

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A well presented and spacious three double bedroom end town house with an integral garage.

Situated in this sought after and convenient residential location within walking distance of a range of a range of local shops and amenities including schools, Beeston town centre, transport links and playing fields, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including families, young professionals and investors.

In brief, the internal accommodation which is split over three floors comprises: Entrance hallway, laundry room, double bedroom with en-suite and integral garage to the ground floor with an open plan kitchen/diner and lounge to the first floor and rising to the second floor you will find a master bedroom with en-suite, a further double bedroom and a family bathroom.

To the front of the property you will find a Tarmac driveway, a range of mature plants and shrubs and side access leading to the private and enclosed rear garden which includes a patio area with lawn beyond, beds and borders, mature trees and shrubs and fenced boundaries.

Offered to the market with the benefit of a light and airy open plan versatile living space along with gas central heating and UPVC double glazing throughout and ready to move in condition, this modern and contemporary property is well worthy of an early internal viewing in order to be fully appreciated.

Entrance Hallway
With front door, radiator, stairs to the first floor, under stairs storage cupboard, UPVC double glazed window to the side, useful storage cupboard housing the Worcester boiler and doors to the bedroom, utility room and garage.

Garage
17'4" x 8'7" (5.30 x 2.62)
With power and an up and over door to the front.

Bedroom Three
10'6" x 8'7" reducing to 7'3" (3.21 x 2.62 reducing to 2.23)
Carpeted bedroom with UPVC double glazed French doors to the rear, radiator and door to the en-suite.

En-Suite
Incorporating a three piece suite comprising shower, pedestal wash hand basin, WC, vinyl flooring, tiled splashbacks, extractor fan and radiator.

Laundry Room
9'8" x 4'5" (2.96 x 1.37)
With worksurface, plumbing for a washing machine and tumble dryer, vinyl flooring, radiator, extractor fan and door to the rear.

First Floor Landing
With UPVC double glazed window to the side, radiator, stairs to the second floor and doors to the lounge and kitchen/diner.

Kitchen/Diner
15'3" reducing to 7'6" x 11'3" reducing to 7'11" (4.65 reducing to 2.31 x 3.43 reducing to 2.42)
With a range of wall, base and drawer units, worksurfaces, sink with drainer and mixer tap, gas hob with cooker hood over and aluminium splashback, integrated electric oven, space for a fridge freezer, plumbing for a dishwasher, vinyl flooring, radiator, UPVC double glazed French doors to a Juliet balcony to the rear and UPVC double glazed window to the rear.

Lounge
15'10" reducing to 9'8" x 15'3" reducing to 7'6" (4.85 reducing to 2.97 x 4.65 reducing to 2.31)
Carpeted room with two radiators, UPVC double glazed French doors to a Juliet balcony to the front and UPVC double glazed window to the front.

Second Floor Landing
With radiator, loft hatch, airing cupboard housing the hot water cylinder and doors to the bathroom and two double bedrooms.

Bedroom One
15'3" x 9'10" (4.66 x 3.00)
Carpeted room with fitted wardrobes, two UPVC double glazed window to the front, radiator and door to the en-suite.

En-Suite
Incorporating a three piece suite comprising shower, pedestal wash hand basin, WC, vinyl flooring, tiled splashbacks, extractor fan and radiator.

Bedroom Two
15'3" x 9'1" (4.67 x 2.78)
Carpeted room with UPVC two UPVC double glazed windows to the rear and two radiators.

Bathroom
Incorporating a three piece suite comprising panelled bath, pedestal wash hand basin, WC, tiled splashbacks, vinyl flooring, radiator and extractor fan.

Outside
To the front of the property you will find a Tarmac driveway, a range of mature plants and shrubs and side access leading to the private and enclosed rear garden which includes a patio area with lawn beyond, beds and borders, mature trees and shrubs and fenced boundaries.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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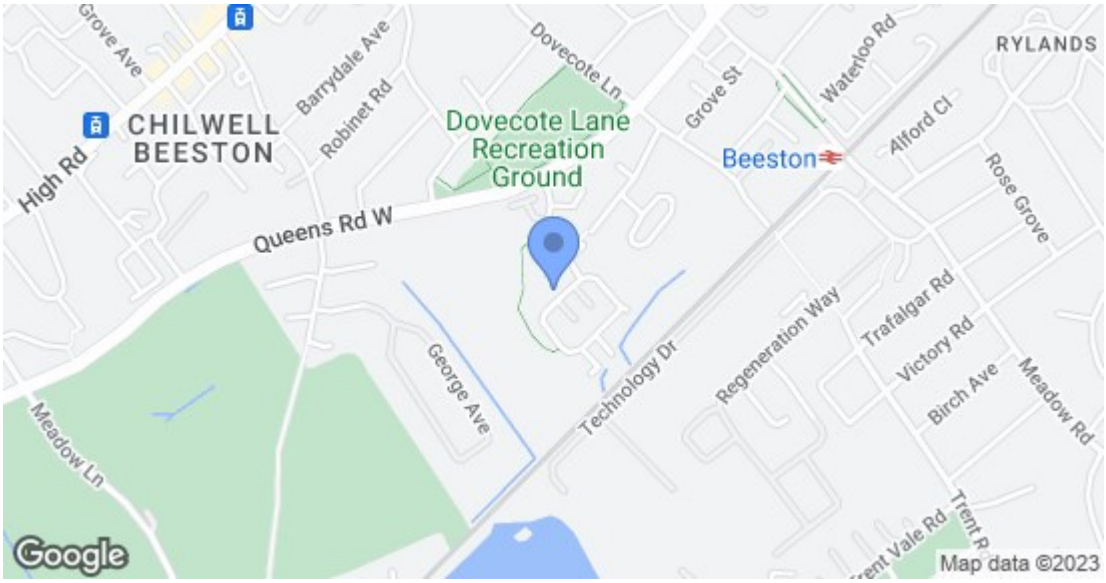

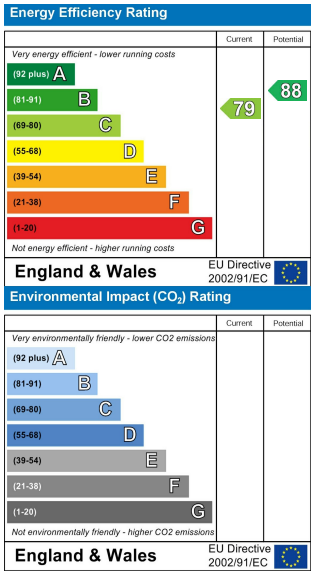

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