Robert Ellis

look no further. . .

Troutbeck Crescent,
Bramcote, Nottingham
NG9 3BP

£550,000 Freehold

0115 922 0888

/robertellisestateagent @robertellisea

A four bedroom detached extended split level Hofton built house.

Offering a bright and versatile interior with generous room sizes throughout, this large and individual property would make an ideal family home though will appeal to a wide variety of potential purchaser.

In brief the beautifully presented internal accommodation comprises; spacious entrance hall, dining room, sitting room and kitchen, four good sized bedrooms, bathroom, shower room and useful storage area.

Outside the property sits on a large and well landscaped plot with drives to the front and to the rear the property has a particularly private and enclosed landscaped garden. The property also benefits from solar panels which are owned outright.

Occupying a particularly sought-after residential location, well placed for easy access to Beeston Town Centre, the A52 and M1 as well The Queens Medical Centre and The University of Nottingham.

A recessed porch shelters the composite double glazed entrance door.

Entrance Hall
Cloak cupboard and radiator.

Dining Room
24'4" x 11'3" (7.43m x 3.43m)
Two UPVC double glazed windows, two radiators and a contemporary inset feature electric fire place.

Sitting Room
22'2" x 17'7" increasing to 24'2" (6.76m x 5.36m increasing to 7.37m)
UPVC double glazed patio doors leading to the rear garden, two UPVC double glazed windows, three radiators and gas fuel effect stove mounted upon a slate hearth.

Kitchen
14'3" x 9'10" (4.35m x 3.01m)
With an extensive range of fitted wall and base units, work surfacing with tiled splashbacks, breakfast bar, one and half bowl sink with mixer tap, inset electric double oven and grill, inset five burner gas hob with extractor above, integrated dishwasher, fridge and freezer, UPVC double glazed window and radiator.

Bedroom One
14'6" x 14'3" (4.42m x 4.36m)
Two UPVC double glazed windows, radiator and fitted wardrobes.

Bedroom Two
16'6" x 10'10" (5.04m x 3.31m)
UPVC double glazed window, radiator and fitted wardrobes.

Bathroom
10'8" x 5'7" (3.26m x 1.72m)
With fitments in white comprising, low level WC, wash hand basin inset to vanity unit with a illuminated mirror cabinet above, P-shaped bath with mains boosted shower over, fully tiled walls, tiled flooring with electric underfloor heating, extractor fan, wall mounted heated towel rail, UPVC double glazed window, airing cupboard housing the hot water cylinder with slatted shelves above.

Bedroom Three
14'5" x 10'9" (4.41m x 3.3m)
UPVC double glazed window, radiator and UPVC double glazed window and door leading to the rear garden.

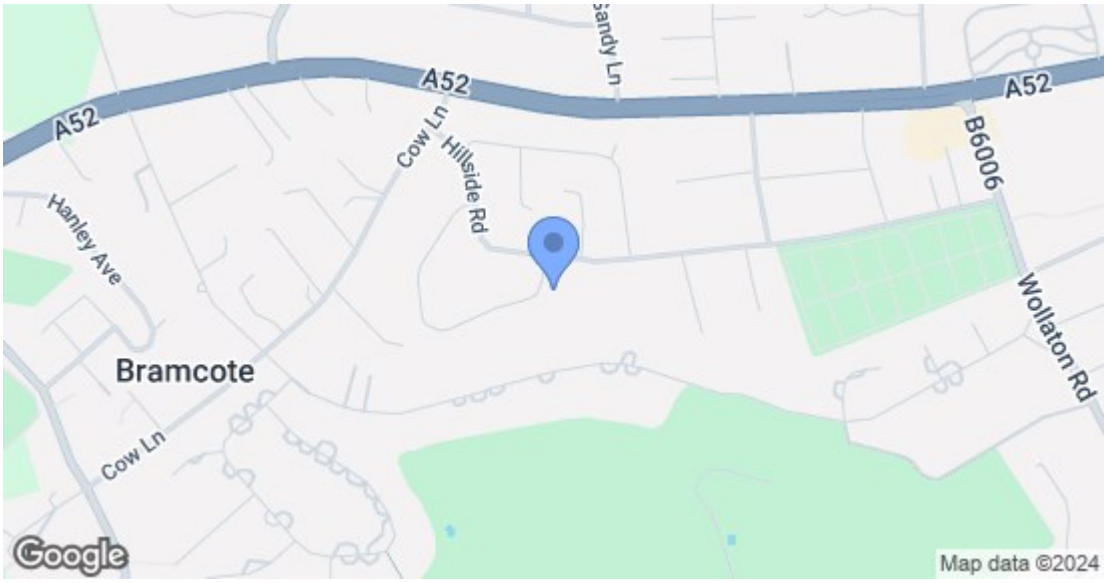
Shower Room
8'10" x 3'9" (2.71m x 1.15m)
Fitments in white comprising; low level WC, wash hand basin inset to vanity unit with illuminated mirror above, shower cubicle with gravity fed shower over, fully tiled walls, tiled flooring with electric underfloor heating, extractor fan and wall mounted heated towel rail.

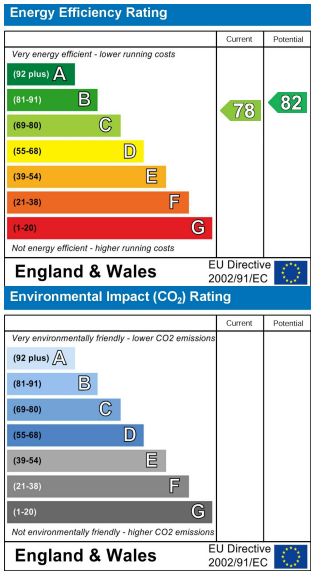
Bedroom Four/Study
10'10" x 10'9" (3.30m x 3.28m)
UPVC double glazed window and radiator.

Garage
17'10" x 17'4" (5.45m x 5.3m)
Electric remote control up and over door to the front, light and power, plumbing for a washing machine, electric car charging point, tap, wall mounted Vaillant boiler and useful recess storage areas.

Outside
To the front the property has a double drive and landscaped and well manicured garden with various shrubs and low maintenance borders. The property also benefits from an enclosed and paved area for storage and concealing bins. To the rear the property has an enclosed and private mature garden over two levels with paving, decking, two outside power points, tap, various lawns, mature well stocked beds and borders with shrubs and trees, raised beds and a timber shed.

Robert Ellis
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.

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