Robert Ellis

look no further...

Larch Crescent,
Beeston, Nottingham
NG9 4DL

£515,000 Freehold

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Located on Larch Crescent, Beeston, Nottingham, this delightful detached house offers a perfect blend of comfort and space for family living. With four well-proportioned bedrooms, this property is ideal for those seeking a home that accommodates both relaxation and practicality.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for entertaining guests or enjoying quiet family evenings. The layout of the house promotes a warm and welcoming atmosphere, making it easy to envision creating lasting memories within its walls.

The property features a well-appointed bathroom, ensuring convenience for all residents. The bedrooms are designed to be versatile, allowing for personalisation to suit your individual needs, whether it be for a peaceful night's sleep or a productive home office.

Situated in a desirable location, this home benefits from the amenities and community spirit that Beeston has to offer. With local shops, schools, and parks nearby, it is an excellent choice for families and professionals alike.

In summary, this detached house on Larch Crescent presents a wonderful opportunity for those looking to settle in a vibrant and friendly neighbourhood. With its spacious living areas and comfortable bedrooms, it is a property that truly feels like home. Do not miss the chance to make this lovely house your own.

Entrance Hall
Composite entrance door, wind to the front, stairs to the first floor, radiator, original parquet flooring, and doors to the WC, kitchen breakfast room, lounge and dining room.

Dining Room
11'11" x 11'3" (3.65m x 3.43m)
UPVC double glazed bay window to the front, radiator, and oak flooring.

Lounge
19'9" x 11'11" (6.04m x 3.65m)
Laminate flooring, electric fire with stone surround, two radiators, UPVC double glazed window to the side, and UPVC double glazed door and window to the rear.

Kitchen
16'0" x 8'6" (4.88m x 2.6m)
Fitted with a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated electric oven with electric hob and air filter over, tiled flooring and splashbacks, plumbing for a washing machine, space for a fridge freezer, UPVC double glazed window to the rear, radiator, and UPVC double glazed door to the side.

Downstairs WC
Fitted with a WC, wash-hand basin, tiled flooring and splashbacks, and window to the side.

Landing
With UPVC double glazed window to the side. loft hatch, built in storage cupboards, and doors to the WC, bathroom and four-bedrooms.

Bedroom One
12'0" x 11'3" (3.66m x 3.43m)
A carpeted double bedroom with built-in wardrobes, UPVC double glazed bay window to the front and radiator.

Bedroom Two
11'11" x 11'11" (3.64m x 3.64m)
Laminate flooring, UPVC double glazed window to the rear and radiator.

Bedroom Three
10'0" x 7'11" (3.06m x 2.43m)
Laminate flooring, UPVC double glazed window to the rear and radiator.

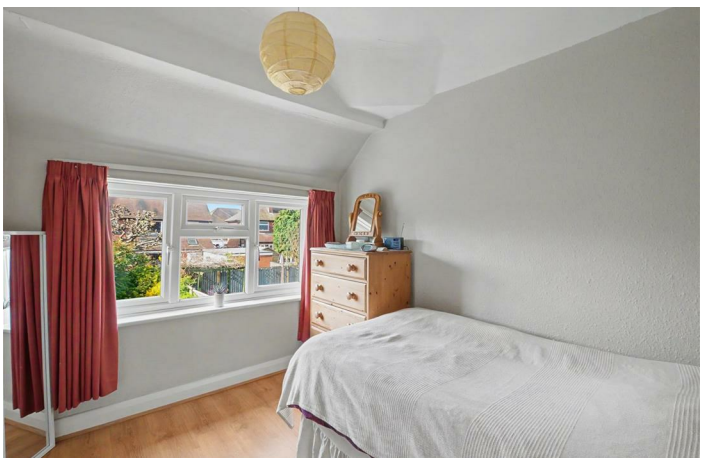
Bedroom Four
8'10" x 7'6" (2.71m x 2.3m)
A carpeted bedroom with built-in wardrobe, UPVC double glazed window to the front and radiator.

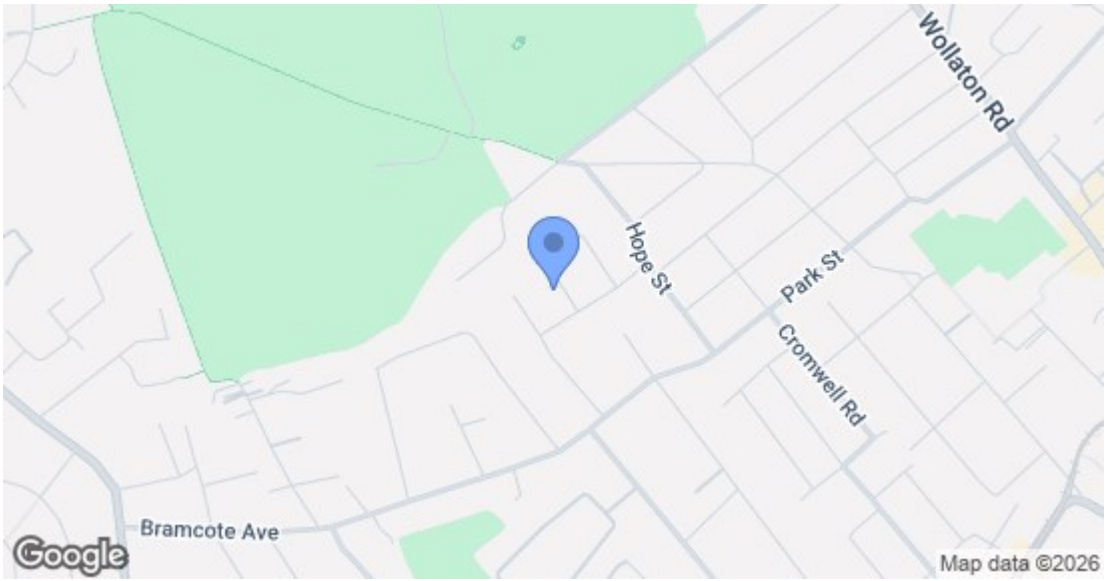
Bathroom
Incorporating a panelled bath with mains controlled shower over, pedestal wash-hand basin, tiled flooring and walls, radiator, UPVC double glazed window to the rear and airing cupboard housing the hot water cylinder.

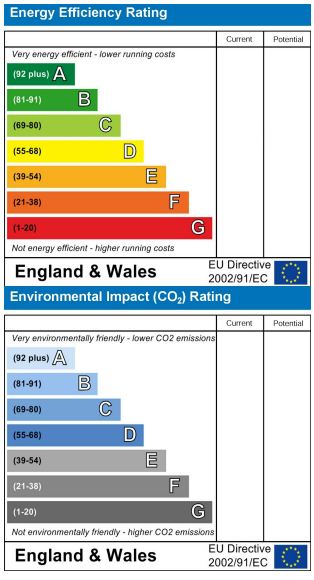
Separate WC
Fitted with a WC, tiled flooring and window to the front.

Garage
14'7" x 8'1" (4.46m x 2.47m)
Up and over garage door to the front, light and power, tap, and a pedestrian door to the rear.

Outside
To the front of the property you will find a driveway with mature shrubs, stocked borders, and gated side access leading to the private and enclosed rear garden which includes a paved patio overlooking the lawn beyond, a range of mature trees and shrubs, stocked beds and borders, useful brick-built store, and fence boundaries.







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.

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