Robert Ellis

look no further...

Larch Crescent,
Beeston, Nottingham
NG9 4DL

£525,000 Freehold

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GUIDE PRICE £525,000 - £550,000. An Extended Four Bedroom Detached Property within Walking Distance of Beeston High Street.

An extended four bedroom, detached property within walking distance of Beeston High Street.

This property is ideally suited to a large variety of buyers including growing families or any purchaser looking to relocate to this popular and convenient location.

Occupying a sought after residential location, it is readily accessible for Beeston town centre, Nottingham University and the Queens Medical Centre, with a variety of other local amenities including schools, shops and public houses within close proximity. The position of the property also offers easy access for both bus and tram transport links and commenting roads such as the A52 and junction 25 of the M1 motorway.

In brief, the internal accommodation comprises: Entrance Porch, through to Entrance Hall, Open plan Living/ Dining Room, Kitchen and utility Room to the ground floor. Then rising to the first floor are four bedrooms, one with en-suite, bathroom and separate WC.

To the front are mature shrubs and paved driveway to the side leading to an integral garage. The rear is primarily lawned, with paved seating area, mature shrubs and fenced boundaries.

With double glazing throughout and gas central heating, this property is well worthy of an early internal viewing.

Planning permission has been granted to construct single storey rear extension and convert existing garage into habitable space. REF: 23/00302/FUL

Entrance Porch
Entrance door through to a tiled porch with storage cupboards

Entrance Hall
Secondary entrance door through to a spacious hallway with laminate flooring and access to storage cupboard.

Open Plan Living/Dining Room
27'0" x 11'11" (8.24m x 3.64m)
Bright and airy Room, with laminate flooring, two radiators, log burner, double glazed bay window to the front aspect and double glazed window to the rear.

Kitchen
13'7" x 9'4" (4.15m x 2.87m)
A range of fitted wall, base and draw units with work surfaces over inset sink with drainer. Integrated appliances to include electric double oven and hob, fridge/ freezer, dishwasher and washing machine. Double glazed window to the rear aspect.

Utility Room
8'6" x 7'10" (2.61m x 2.39m)
Space and fittings for freestanding appliances and door to the rear garden and garage.

First Floor Landing
Access to the loft hatch

Bedroom 1
13'4" x 12'0" (4.08m x 3.66m)
Carpeted room, with radiator and Double-glazed bay window to the front aspect.

Bedroom 2
13'2" x 11'5" (4.03m x 3.49m)
Carpeted room, with radiator and Double-glazed bay window to the rear aspect.

Bedroom 3
8'7" x 8'7" (2.62m x 2.63m)
Laminate flooring, with radiator and double-glazed window to the front aspect. Access to the en-suite,

En Suite
Three-piece suite to include walk in electric power shower, wash hand basin and WC.

Bedroom Four
8'11" x 7'9" (2.73m x 2.37m)
Laminate flooring, with radiator and double glazed window to the front aspect.

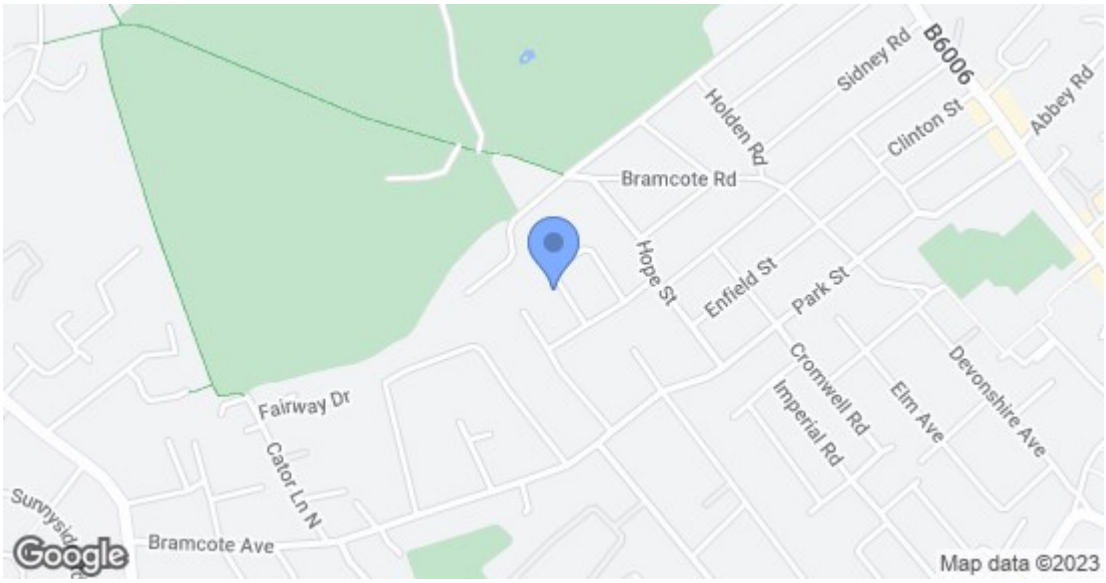
Bathroom
Bath with electric power shower over and wash hand basin.

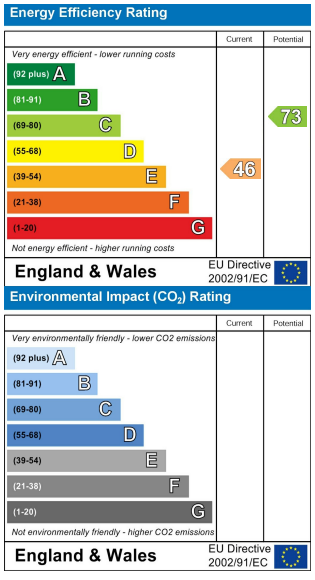
Separate WC
WC

Outside
To the front are mature shrubs and paved driveway to the side leading to an integral garage. The rear is primarily lawned, with paved seating area, mature shrubs and fenced boundaries.

Council Tax Band
Broxtowe Borough Council Band D

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.

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