Robert Ellis

look no further. . .

Penrhyn Crescent,
Beeston, Nottingham
NG9 5PA

£375,000 Freehold

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A spacious four-bedroom, link-detached property in a popular and convenient location.

Situated in Chilwell, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, schools, and transport links, it is less than 10 minutes' walk to the local Nottingham Tram .

This bright and airy property would be considered an ideal opportunity for a large variety of buyers including young professionals or growing families looking to put their own stamp on a property, with excellent potential to remodel and reconfigure using the available space that the large tandem garage has to offer.

In brief the internal accommodation comprises, entrance hall, open plan living dining room, kitchen, utility room, and downstairs WC. Then rising to the first floor are four bedrooms and bathroom.

To the front of the property there is a lawned garden with mature shrubs and driveway with ample off-road parking leading to a tandem garage. To the rear there is a private and enclosed rear garden.

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

Entrance Hall
UPVC double glazed door through to the carpeted entrance hall, with radiator and useful storage cupboard.

Open Plan Living Diner
30'5" x 11'7" (9.28m x 3.54m)
A carpeted reception room with radiator, UPVC double glazed window to the front aspect and UPVC double glazed sliding door to the rear garden.

Kitchen
14'0" x 7'6" (4.29m x 2.30m)
A range of wall and base units with work surfacing over and tiled splashbacks, sink and drainer unit with mixer tap, integrated fridge, further useful appliance space, access to the pantry cupboard and door through to the garage.

Downstairs WC
Fitted with a low flush WC and wash hand basin with part tiled walls.

Utility Room
9'7" x 7'7" (2.94m x 2.33m)
Fitted with a range of wall and base units, single sink and drainer unit with mixer tap, space and plumbing for washing machine and dryer, window to the rear and UPVC double glazed door to the side leading to the rear garden.

First Floor Landing
UPVC double glazed window to the side aspect and airing cupboard housing the boiler.

Bedroom One
13'6" x 10'5" (4.13m x 3.20m)
A carpeted double bedroom, with radiator, fitted wardrobes and UPVC double glazed window to the rear aspect.

Bedroom Two
13'0" x 11'1" (3.98m x 3.40m)
A carpeted double bedroom, with radiator, fitted wardrobes, and UPVC double glazed window to the front aspect.

Bedroom Three
8'6" x 7'6" (2.60m x 2.31m)
A carpeted bedroom, with radiator and UPVC double glazed window to the front aspect.

Bedroom Four
8'7" x 6'10" (2.63m x 2.10m)
A carpeted room, with radiator and UPVC double glazed window to the rear aspect.

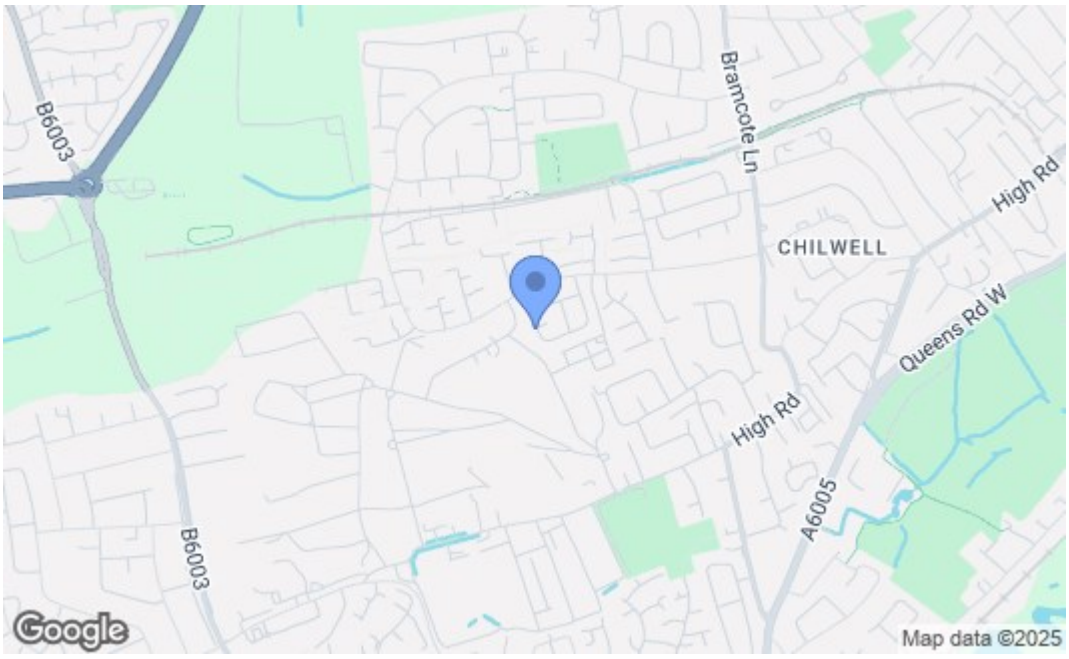
Bathroom
Incorporating a three-piece suite comprising low flush wc, pedestal wash hand basin, walk in mains powered shower, fully tiled walls and UPVC double glazed window to the side aspect.

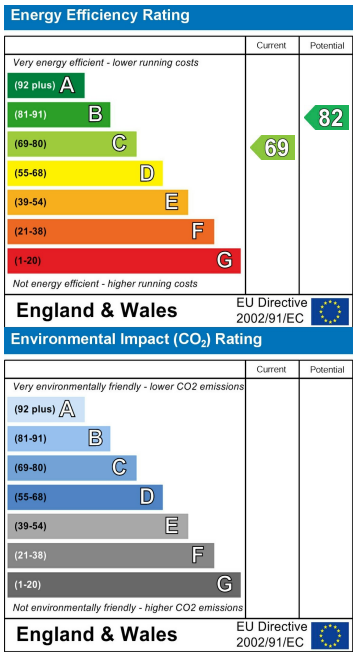
Outside
To the front is a lawned garden with mature shrubs and driveway with ample off-street parking. The rear is then enclosed and primarily lawned, with a paved seating area and mature shrubs and trees.

Tandem Garage
34'5" x 9'7" (10.50m x 2.93m)
A wide tandem garage, with extra height, and electric door with power points.

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: None
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.





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