Robert Ellis

look no further. . .

Ullswater Crescent,
Bramcote, Nottingham
NG9 3BE

£350,000 Freehold

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An extended and well presented three bedroom link detached house.

Offering an stylish and contemporary interior with a modern kitchen and bathroom, this excellent house has ready to move in to accommodation that would doubtless be of great appeal to a variety of potential purchasers.

In brief, the well proportioned and contemporary interior comprises: Entrance hallway, WC, kitchen/diner, large open plan lounge and dining room and garage with a utility area. Rising to the first floor is a landing, three good sized bedrooms and a family bathroom.

Outside the property has a driveway to the front with a garage beyond and an established front garden and to the rear has an enclosed and private low maintenance garden.

Occupying a sought after and convenient residential well placed for easy access to the town centre of Beeston and the A52, this great property must be viewed to be truly appreciated.

Entrance Hallway
A UPVC double glazed entrance door leads to the hallway with radiator, stairs off to first floor landing and useful under stairs storage cupboard.

WC
With WC, wash hand basin inset to vanity unit with cupboards beneath, tiled splashback, radiator and UPVC double glazed window.

Kitchen/Diner
11'6" x 9'4" (3.51 x 2.85)
With a range of modern fitted wall and base units, worksurfaces with tiled splashbacks, one and a half bowl sink with mixer tap, inset electric hob with air filter above and oven below, integrated fridge, tiled flooring, radiator and UPVC double glazed window.

Garage/Utility
19'9" x 9'7" (6.03 x 2.94)
With double timber doors to the front, UPVC double glazed window and pedestrian door to the side, wall and base units, worksurfaces, single sink and drainer with mixer tap, plumbing for a washing machine, further appliance space and wall mounted Ideal boiler.

Lounge
23'2" x 12'4" (7.08 x 3.77)
With UPVC double glazed window, radiator, fuel effect gas fire with Adam style surround and granite style hearth.

Dining Room
11'8" x 8'8" (3.57 x 2.66)
With UPVC double glazed window and radiator.

First Floor Landing
With UPVC double glazed window.

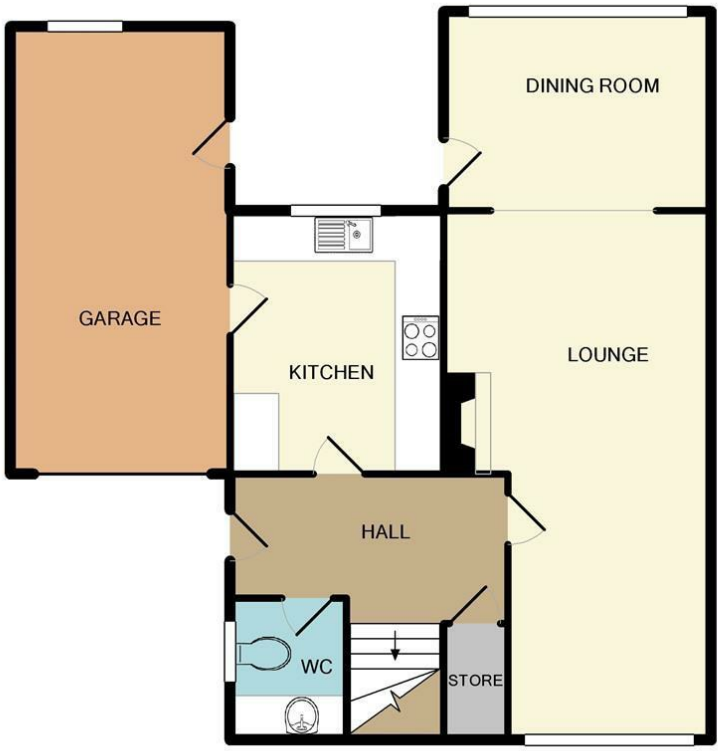
Bedroom One
14'6" x 10'3" (4.44 x 3.13)
With UPVC double glazed window, radiator and fitted wardrobe.

Bedroom Two
11'5" x 9'4" (3.49 x 2.87)
With UPVC double glazed window, radiator and fitted wardrobe.

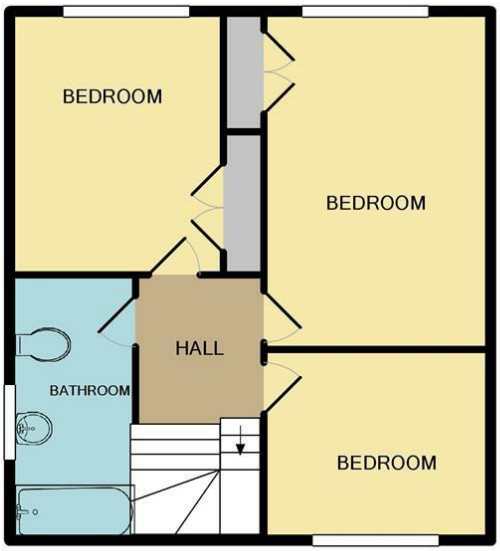
Bedroom Three
9'11" x 8'3" (3.04 x 2.54)
With UPVC double glazed window and radiator.

Bathroom
With a good quality modern suite comprising WC, bath with mains controlled overhead shower and further shower handset, wash hand basin inset to vanity unit, wall mounted cabinet, fully tiled walls, tiled flooring, inset ceiling spotlights, UPVC double glazed window, wall mounted heated towel rail and extractor fan.

Outside
To the front the property has an established and mature garden with lawns, well stocked beds and borders, shrubs and trees and car standing with garage beyond, To the rear the property has an enclosed and private garden with a patio, a low maintenance gravelled area, shrubs, a pergola and shed.



GROUND FLOOR
APPROX. FLOOR
AREA 784 SQ.FT.
(72.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 491 SQ.FT.
(45.7 SQ.M.)

13 ULLSWATER CRESCENT, NG9 3BE
TOTAL APPROX. FLOOR AREA 1276 SQ.FT. (118.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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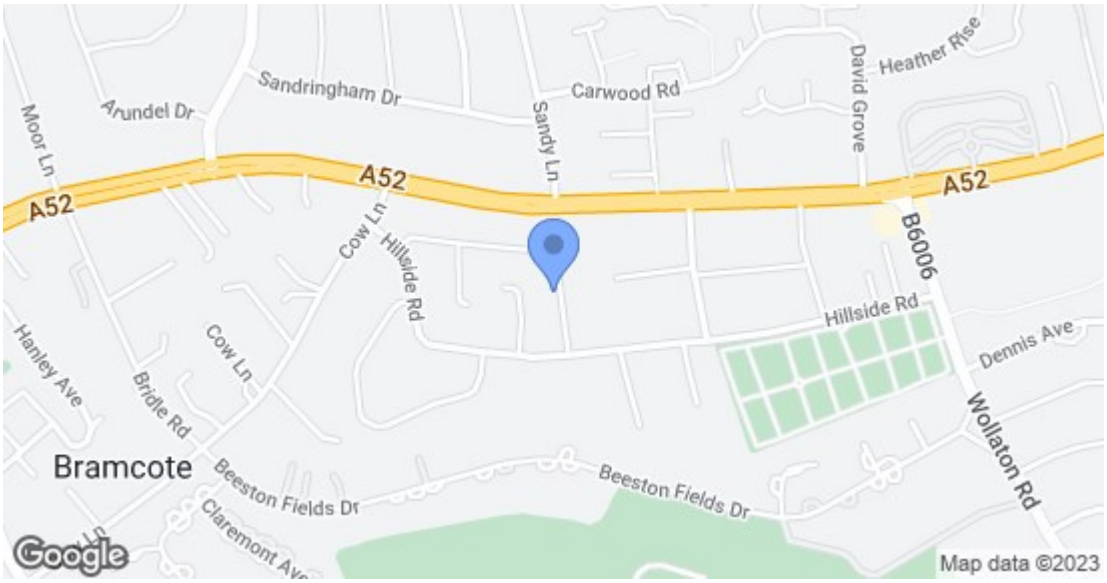

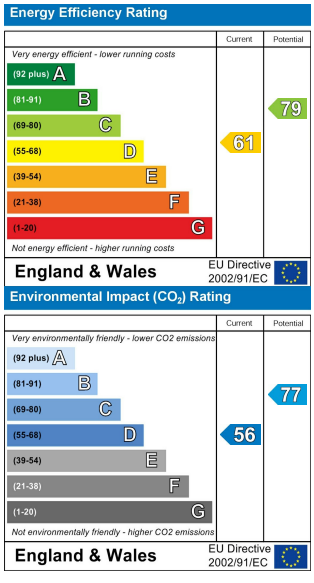

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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