

Wharton Crescent,  
Beeston, Nottingham  
NG9 1RJ

**£375,000 Freehold**



Situated on Wharton Crescent, Beeston, Nottingham, this delightful town house offers a perfect blend of space and comfort for families or those seeking a generous living environment. With five bedrooms, this property provides ample room for relaxation and privacy, making it an ideal home for larger families or those who enjoy hosting guests.

The house features two inviting reception rooms, which can be utilised as a cosy lounge and a formal dining area, or perhaps a playroom for children. These versatile spaces allow for a variety of living arrangements to suit your lifestyle. The two bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household.

In addition to its spacious interior, the property boasts parking, a valuable asset in this sought-after area. This convenience allows for easy access and peace of mind, particularly in a bustling neighbourhood.

Wharton Crescent is well-positioned, providing easy access to local amenities, schools, Beeston town centre and transport links, making it an excellent choice for families and professionals alike. This terraced house is not just a property; it is a place where memories can be made and cherished for years to come. If you are looking for a spacious and well-located home in Beeston, this property is certainly worth considering.



### Entrance Hall

Entrance door, laminate flooring, radiator, useful under stairs storage cupboard, and doors to the garage, garden room/bedroom five, WC, and utility room.

### Utility Room

8'0" x 6'5" (2.44m x 1.98m )

With base units, work surfaces, plumbing for a washing machine and space for a tumble dryer, radiator, Baxi boiler and door to the rear garden.

### WC

Fitted with a WC, wall mounted wash-hand basin with tiled splash back, and radiator.

### Garden Room/Bedroom Five

11'0" x 9'5" (3.37m x 2.88m )

A carpeted room with radiator, TV aerial, and UPVC double glazed French doors to the rear patio.

### Garage

17'10" x 8'6" (5.44m x 2.61m )

With an up and over garage door to the front, light and power.

### First Floor Landing

With stairs to the second floor, radiator and doors to the lounge diner and kitchen diner.

### Lounge Diner

17'5" x 16'2" (5.31m x 4.95m )

A carpeted reception room with two radiators, UPVC double glazed window to the front and UPVC double glazed French doors to the Juliette balcony.

### Kitchen Diner

16'2" x 11'1" (4.94m x 3.39m )

Fitted with a range of wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, integrated double electric oven, integrated five burner gas hob with aluminium splash back and extractor fan over, space for a fridge freezer, plumbing for a dishwasher, radiator, two UPVC double glazed windows to the rear.

### Second Floor Landing

With stairs to the third floor, radiator and doors to the bathroom and three bedrooms.

### Bedroom One

11'11" x 11'4" (3.64m x 3.46m )

A carpeted double bedroom with fitted wardrobes, UPVC double glazed window to the front, radiator and door to the en-suite.

### En-Suite

Incorporating a three-piece suite comprising: large shower, pedestal wash-hand basin, WC, tiled splashbacks, electric shaver point,

UPVC double glazed window to the front, radiator and extractor fan.

### Bedroom Two

12'0" x 8'6" (3.66m x 2.6m )

A carpeted double bedroom with UPVC double glazed window to the rear, and radiator.

### Bedroom Three

7'11" x 7'4" (2.42m x 2.26m )

A carpeted bedroom with UPVC double glazed window to the rear and radiator.

### Bathroom

Incorporating a three piece suite comprising: panelled bath, pedestal wash-hand basin, WC, part tiled walls, vinyl flooring, wall mounted heated towel rail and extractor fan.

### Third floor Landing

With a Velux window and door to Bedroom four.

### Bedroom Four

19'4" x 11'8" (5.9m x 3.58m )

A carpeted double bedroom with two large Velux windows, radiator, three eaves storage cupboards and a TV aerial.

### Outside

To the front of the property you will find a tarmac driveway with car standing for one and gated access to the rear garden, which includes a patio overlooking the lawn, a range of mature trees and shrubs, and fence boundaries.

### 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

Building Regulations: for loft conversion.

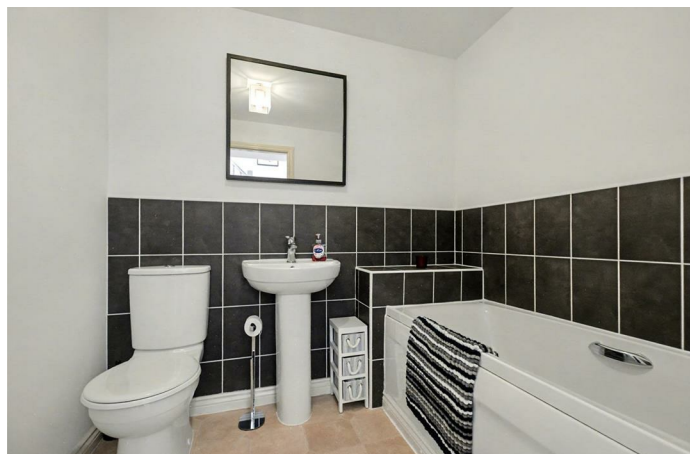
Accessibility/Adaptions: None

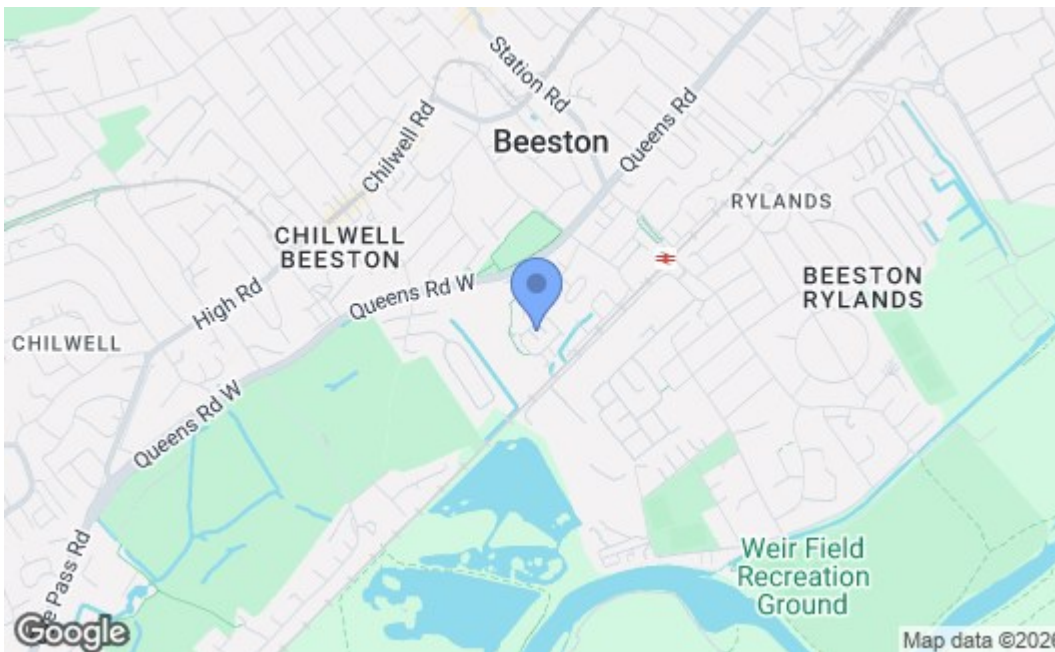
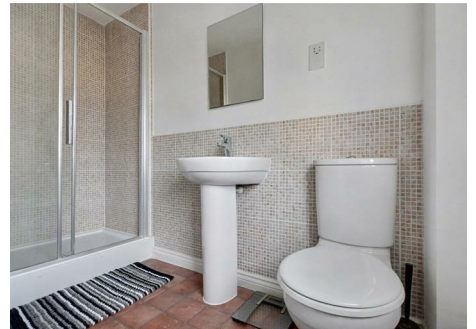
Does the property have spray foam in the loft?: No

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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