Robert Ellis

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Balmoral Crescent
Wollaton, Nottingham NG8 2DQ

A Three Bedroom Semi-Detached House Enjoying a Quiet and Peaceful Cul-De-Sac Location.

Offers Around £254,800 Freehold

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A three bedroom semi-detached house enjoying a quiet and peaceful cul-de-sac location.

Situated in this sought after and convenient residential location, readily accessible for a range of local shops and amenities including schools. transport links and Wollaton Hall & Deer Park this great property is considered an ideal opportunity for a variety of potential purchasers including first time buyers, young professionals, families and investors.

In brief, the internal accommodation comprises: Porch, entrance hallway, lounge, dining room/conservatory, kitchen breakfast room and lean-to to the ground floor with three bedrooms, a bathroom and WC to the first floor.

To the front of the property you will find a range of mature trees and shrubs and a shared concrete driveway leading to the garage at the rear with gated side access leading to the private and enclosed generous rear garden which includes a patio overlooking the lawn beyond, stocked beds and borders and mature trees and shrubs.

Offered to the market in need of some updating and modernising, this property is the perfect opportunity for the incoming purchaser re-furbish and re-configure to suit their own personal needs and requirements and also benefits from chain free vacant possession.

Porch
French doors with flanking windows, tiled floor and door with flanking windows to the entrance hallway.

Entrance Hallway
With window to the side, stairs to the first floor, radiator and door to the kitchen breakfast room and lounge.

Lounge
15'11" x 11'7" (4.86 x 3.54)
With a UPVC double glazed bay window to the front, electric fire with tiled surround, radiator and French doors with flanking windows to the dining room/conservatory.

Dining Room/Conservatory
10'5" x 10'4" (3.19 x 3.17)
With tiled flooring and UPVC double glazed French doors with flanking windows to the rear.

Kitchen Breakfast Room
18'6" x 8'11" (5.66 x 2.73)
With a range of wall, base and drawer units, worksurfaces, one and a half bowl sink with drainer and a mixer tap, integrated electric oven and hob with air filter over, tiled flooring and splashbacks, integrated fridge freezer, radiator, pantry, UPVC double glazed windows to the rear and side and door to the lean-to.

Lean-To
With a window to the side and door to the rear.

First Floor Landing
With UPVC double glazed window to the side, loft hath and doors to the WC, bathroom and three bedrooms.

Bedroom One
12'0" x 10'9" (3.68 x 3.28)
Carpeted double bedroom with UPVC double glazed window to the front, fitted wardrobes and radiator.

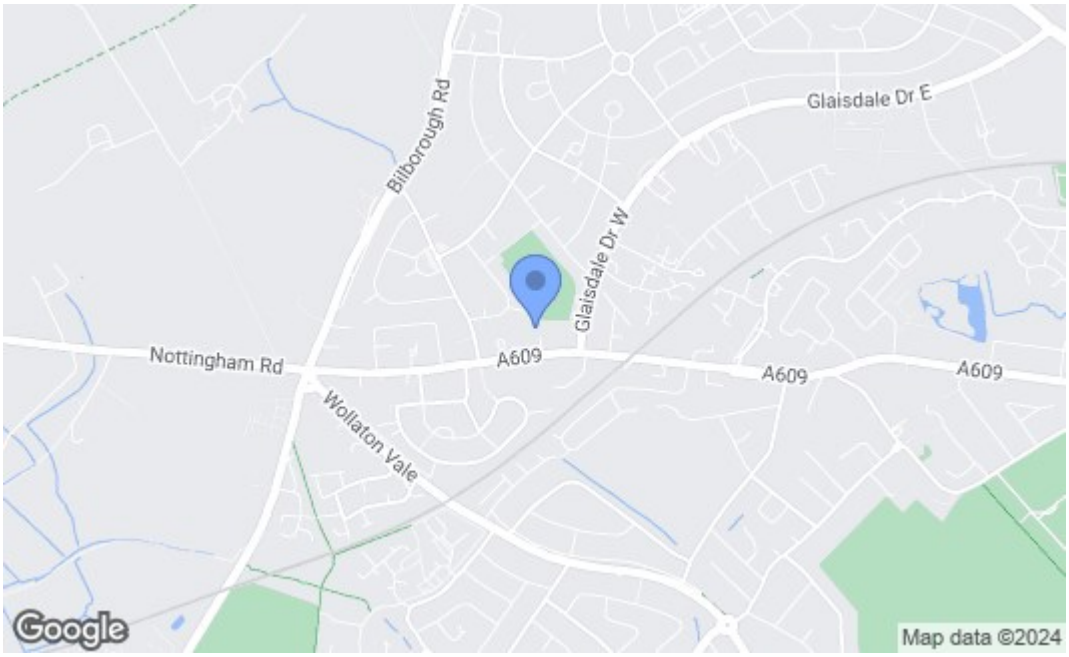
Bedroom Two
10'1" x 8'7" (3.08 x 2.64)
Carpeted bedroom with UPVC double glazed window to the rear and radiator.

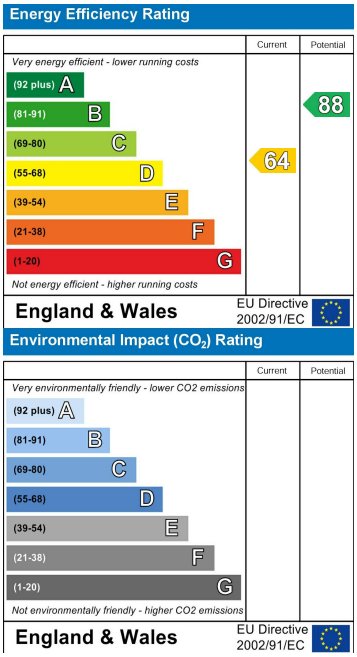
Bedroom Three
8'7" x 7'6" (2.62 x 2.3)
Carpeted bedroom with UPVC double glazed window to the front and radiator.

Bathroom
Comprising panelled bath with shower over, wall mounted wash hand basin, tiled flooring and splashbacks, radiator, two useful storage cupboards and UPVC double glazed window to the rear.

WC
With a WC and UPVC double glazed window to the side.

Outside
To the front of the property you will find a range of mature trees and shrubs and a shared concrete driveway leading to the garage at the rear with gated side access leading to the private and enclosed generous rear garden which includes a patio overlooking the lawn beyond, stocked beds and borders and mature trees and shrubs.





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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