Robert Ellis

look no further...

Ullswater Crescent,
Bramcote, Nottingham
NG9 3BE

£375,000 Freehold

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A beautifully presented bright and airy extended three-bedroom linked detached house.

Offering generous proportions throughout, this stylish property with an open plan living area and kitchen diner, offers ready to move into accommodation, that will doubtless be of great appeal to a variety of potential purchasers, with three good sized bedrooms.

In brief the internal accommodation comprises: entrance hall, open plan through lounge diner, kitchen, utility, and WC to the ground floor, rising to the first floor are two double bedrooms, a further good sized single bedroom, and bathroom with separate WC.

Outside, the property has a drive to the front providing car standing with the garage beyond, and a primarily lawned garden, and to the rear, the property has a recently landscaped low maintenance garden with patio, raised borders, and lawn area.

Located within an established and sought-after residential location, within easy walking distance of Beeston town centre, and well placed for The University of Nottingham, Queens Medical Centre, the A52 and M1.

A canopy porch with light shelters the composite double glazed front entrance door.

Hallway
With laminate flooring, radiator, two useful under stairs cupboards and stairs off to the first floor landing.

Lounge Diner
25'2" x 11'11" narrowing to 11'0" (7.68m x 3.65m narrowing to 3.36)
UPVC double glazed window to the front, further UPVC double glazed window and patio door to the rear and two radiators.

Kitchen
13'10" x 7'9" (4.23m x 2.38m)
With a re-fitted, modern range of wall and base units, work surfacing with tiled splashbacks, one and a half bowl sink with mixer tap, inset gas hob with air filter above and electric oven below, integrated fridge freezer and dishwasher, inset ceiling spotlights, tiled flooring, UPVC double glazed window and pantry cupboard.

Utility
6'0" x 4'11" (1.85m x 1.51m)
Work surfacing, wall mounted cupboard, wall mounted Baxi boiler, plumbing for a washing machine, tiled flooring, UPVC double glazed window and door, radiator and inset ceiling spotlights.

W.C
With fitments in white comprising W.C, wash hand basin inset to vanity unity, UPVC double glazed window, tiled flooring and inset ceiling spotlights.

First Floor Landing
UPVC double glazed window.

Bedroom One
13'10" x 12'0" (4.23m x 3.66m)
UPVC double glazed window and radiator.

Bedroom Two
11'5" x 11'0" (3.50m x 3.36m)
UPVC double glazed window and radiator.

Bedroom Three
12'1" x 6'10" (3.7m x 2.10m)
UPVC double glazed window and radiator.

W.C
With W.C, tiled flooring, fully tiled walls and UPVC double glazed window.

Bathroom
Pedestal wash hand basin, bath with mains control shower over, fully tiled walls, tiled flooring, radiator, UPVC double glazed window and airing cupboard housing the hot water cylinder.

Outside
To the front, the property has a drive providing car standing with the garage beyond and a well presented, primarily lawned garden with stocked borders, mature shrubs and a tree. To the rear, the property has a private and enclosed rear garden, that has recently been landscaped with a patio, lawn, raised border, and a useful outside tap.

Garage
15'3" x 9'8" (4.66m x 2.96m)
Up and over door to the front, pedestrian door to the rear, light and power.

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: previously obtained.
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.

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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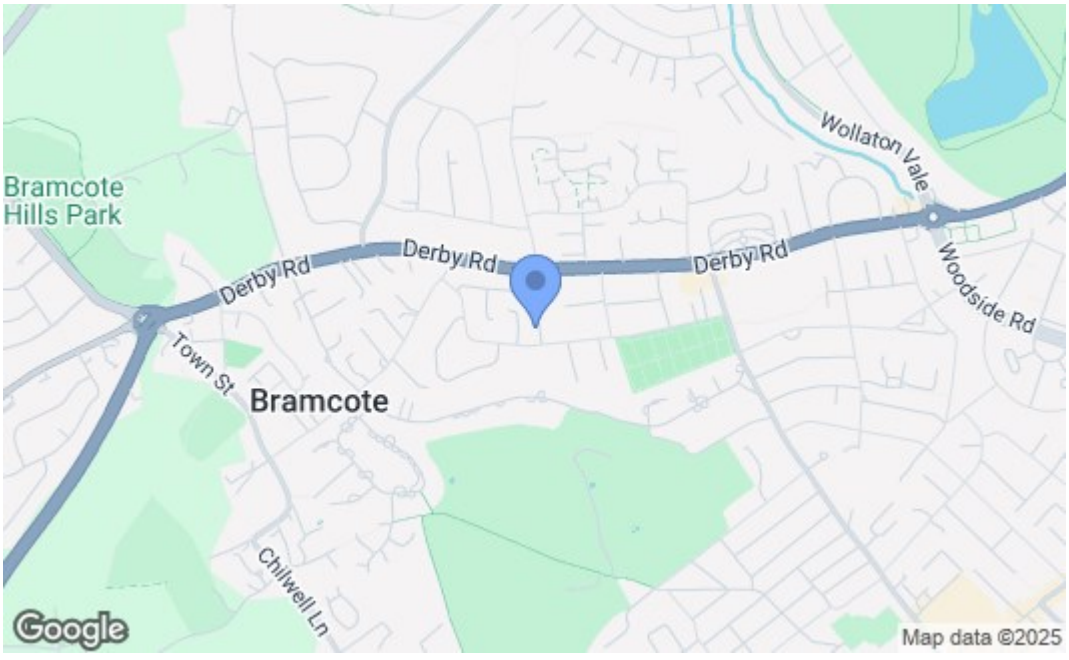

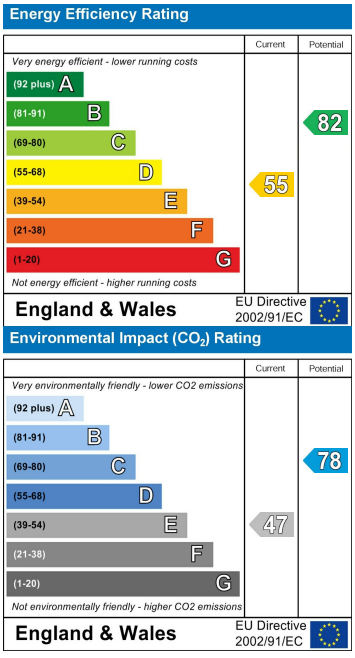

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