



Ullswater Crescent,
Bramcote, Nottingham
NG9 3BE

£395,000 Freehold



A four-bedroom linked detached house, available with the benefit of chain free vacant possession.

This large and versatile four-bedroom house, has been well maintained by the current vendors and is likely to appeal to a variety of potential purchaser, but is considered ideal for a family looking for larger accommodation.

In brief the internal accommodation comprises: entrance hall, WC, breakfast kitchen, sitting room, lounge/dining room, and large garage/utility area. Rising to the first floor is the master en-suite bedroom, three further bedrooms and family bathroom.

Outside the property has a drive to the front with the garage beyond, and a primarily lawned garden, and to the rear has an enclosed and primarily lawned garden with patio.

Tucked away in a sought-after and established residential location, convenient for easy access to the A52 and M1, centres of Beeston and Nottingham, and a wide range of other facilities, this great property is well worthy of viewing.



A canopy porch shelters the UPVC double glazed entrance door with flanking window.

Hallway

Radiator, stairs off to first floor landing, cloaks cupboard.

WC

Fitted with a low level WC, wash-hand basin with mirror above, fully tiled walls, and tiled floor.

Kitchen

13'8" x 7'10" (4.19m x 2.41m)

Fitted wall and base units, work surfacing with tiled splashback, breakfast bar, inset electric oven and grill, induction hob with air filter above, plumbing for a dishwasher, UPVC double glazed window, radiator, and pantry cupboard.

Lounge/Dining Room

13'7" x 10'11" (4.15m x 3.34m)

Radiator, and UPVC double glazed patio doors leading to the garden.

Sitting Room

UPVC double glazed window, radiator, and fuel effect gas fire with granite style hearth and surround and Adam-style mantle.

First Floor Landing

UPVC double glazed window to the side and cupboard housing the Alpha boiler, and slatted shelves.

Bedroom One

11'8" x 10'7" plus door recess (3.56m x 3.24m plus door recess)

UPVC double glazed window, radiator, and fitted wardrobes.

En-Suite

Fitted with a WC, pedestal wash-hand basin, shower cubicle with electric shower over, splashbacks, part tiled walls, tiled flooring and extractor fan.

Bedroom Two

14'7" x 10'11" (4.47m x 3.34m)

UPVC double glazed window, radiator, and recessed wardrobe.

Bedroom Three

8'11" x 8'2" (2.74m x 2.49m)

UPVC double glazed window and radiator.

Bedroom Four

8'5" x 6'10" plus door recess (2.58m x 2.09m plus door recess)

UPVC double glazed window, radiator.

Bathroom

6'8" x 5'4" (2.04m x 1.65m)

Fitted with a WC, pedestal wash-hand basin, bath with Triton shower over, fully tiled walls, tiled flooring, wall mounted heated towel rail, and UPVC double glazed window.

Garage

34'9" x 11'1" (10.61m x 3.4m)

Electric roller door to the front, and further pedestrian door to the side, pedestrian window and door to the rear, light and power, fitted wall and base units, single sink and drainer with mixer tap, and plumbing for washing machine.

Outside

To the front the property has a drive providing car standing with a primarily lawned garden. To the rear the property has a generous and enclosed primarily lawned garden, with patio and borders with shrubs.

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

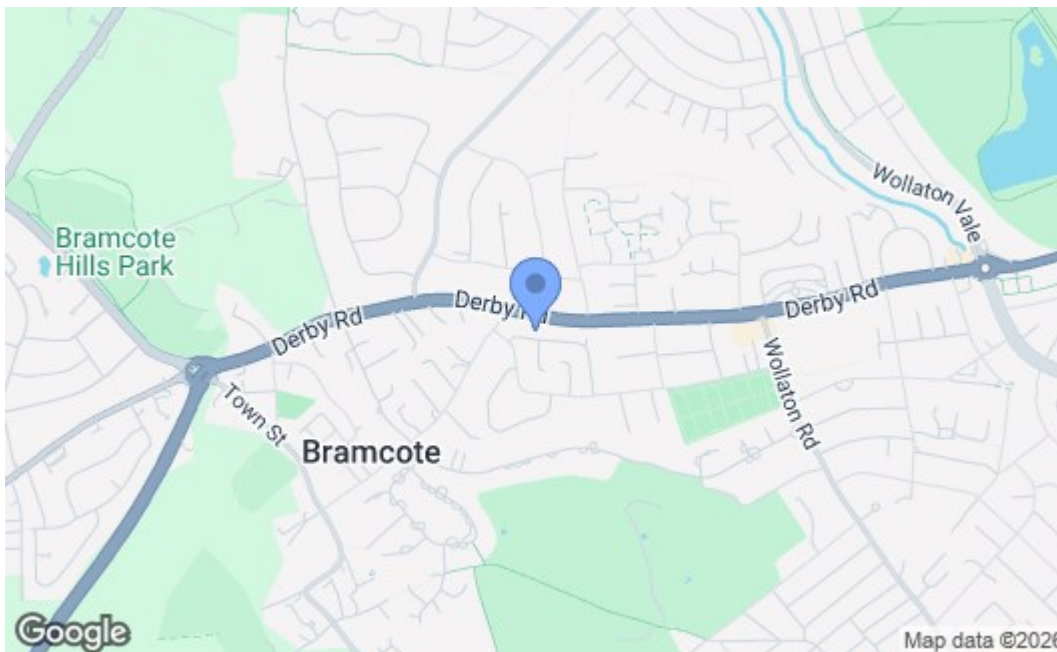
Does the property have spray foam in the loft?: No

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		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		

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