



Redwood Crescent,  
Beeston, Nottingham  
NG9 1JF

**£310,000 Freehold**



A comprehensively extended semi-detached property with three double bedrooms and additional study space.

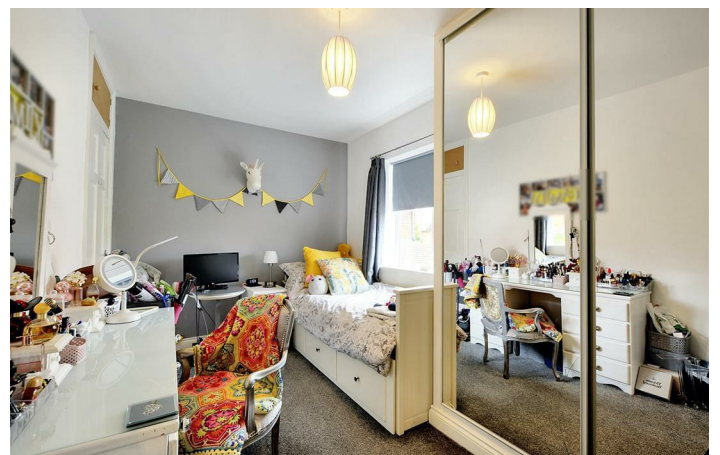
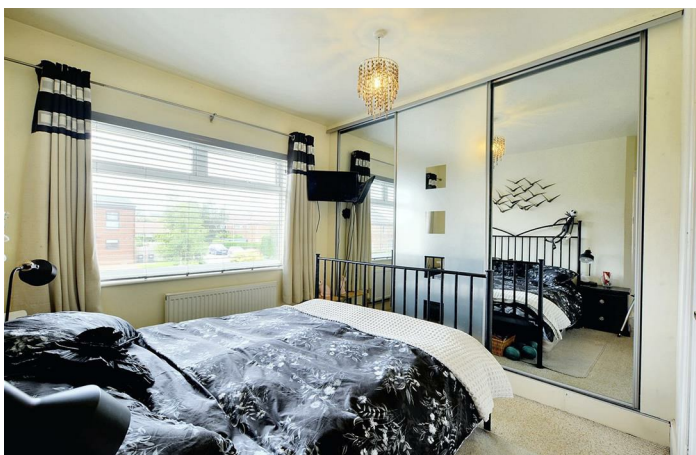
Situated just a short walk from Beeston town centre, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This spacious property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, growing families, or young professionals.

In brief the internal accommodation comprises; An Entrance porch, an entrance Hall, Open Plan Living and dining room, kitchen, and downstairs shower room with space for utilities. Rising to the first floor are two double bedrooms, study, and family bathroom. Then to the top floor is a third double bedroom.

Outside the property to the front is a paved driveway with off street parking for multiple cars. Then to the rear is a low maintenance paved garden with space for a seating area.

With the benefit of gas central heating and UPVC windows throughout, this property is well worthy of an early internal viewing.



### Entrance Porch

UPVC double glazed door through to the entrance porch.

### Entrance Hall

Secondary UPVC double glazed door through to the entrance hall with tiled flooring, radiator and access to useful under the stair's storage cupboard.

### Open Plan Living Dining Area

13'9" x 28'7" (4.20m x 8.72m )

Living Room: a carpeted room, with radiator, log burner and UPVC double glazed window to the front aspect.

Dining Room: with tiled flooring, radiator and UPVC double glazed French doors to the rear garden.

### Kitchen

19'2" x 7'4" (5.85m x 2.26m )

A range of wall and base units with work surfacing over and tiled splashbacks, one and a half bowl sink with mixer tap, inset gas hob with extractor fan above and integrated electric oven. Integrated dishwasher and space and fittings for freestanding fridge freezer, tiled flooring and UPVC double glazed window to the rear aspect.

### Utility Room/Downstairs Shower Room

11'8" x 4'9" (3.57m x 1.47m )

Three-piece suite to include walk in electric power shower, wash hand basin and low flush WC. Space and fittings for freestanding washing machine and wall mounted combination boiler.

### First Floor Landing

Stairs rising from the first floor, and doors leading into the study room, bedrooms and bathroom.

### Bedroom One

11'6" x 8'10" (3.52m x 2.71m )

A carpeted room, with radiator, fitted storage cupboard and wardrobes and UPVC double glazed window to front aspect.

### Bedroom Two

12'10" x 8'1" (3.92m x 2.48m )

A carpeted room, with radiator, fitted storage cupboard and wardrobes and UPVC double glazed window to rear aspect.

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with electric power shower

and glass shower screen, fully tiled walls, heated towel rail , UPVC double glazed window to the rear aspect and extractor fan.

### Study Space

9'2" x 8'5" (2.80m x 2.59m )

Laminate flooring, UPVC double glazed window to the front aspect and stairs to the loft conversion.

### Bedroom Three

17'3" x 12'4" (5.26m x 3.77m )

A carpeted room, with radiator, walk in wardrobe with hanging rails, fitted storage cupboard and Velux windows to the front and back aspect.

### Outside

To the front of the property is a paved driveway with ample off-street parking for multiple cars and hedged boundaries. The rear garden is then paved, with a seating area, raised flower beds, space for a shed and fenced 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

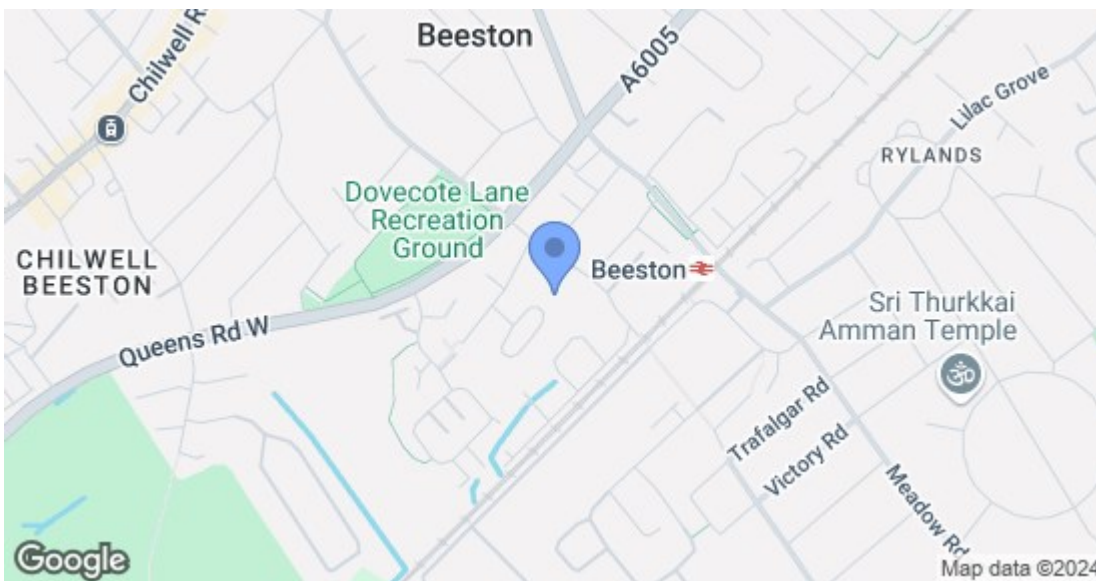
Planning Permissions/Building Regulations: Granted for previous completed loft and rear extensions.

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			83
(81-91) B		73	
(69-80) C			
(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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