



Ullswater Crescent,  
Bramcote, Nottingham  
NG9 3BE

**£370,000 Freehold**



A spacious property with four double bedrooms and the benefit of no upward chain, situated in a popular location.

Conveniently placed only a short distance from Beeston town centre, with a wealth of local shops and amenities, including schools, restaurants and playing fields. The property also benefits from good transport links with bus and tram stops within walking distance and Beeston Train Station just a short trip away.

Ideally suited for a large variety of a purchasers looking to put their own stamp on a property, including families looking to upsize or anyone looking to relocate to Bramcote into a spacious family home.

In brief, the internal accommodation comprises; Entrance hall, Open plan Living/ Dining Room, Kitchen and downstairs WC. Then rising to the first floor are four well proportioned bedrooms and bathroom.

There is also the benefit of a lawned garden to the front, with paved driveway for multiple cars and access to the integral garage. Then to the rear is an enclosed garden, primarily lawned with mature shrubs and paved seating area.

With the benefit of no upward chain this property is well worthy of an early internal viewing.



### Entrance Hall

External door through to carpeted entrance hall with radiator and a storage cupboard.

### Living/ Dining Room

23'2" x 12'3" (7.068 x 3.748 )

Carpeted room, with two radiators, gas fireplace and 2x UPVC double glazed sliding doors leading to the rear garden.

### Kitchen

11'4" x 11'1" (3.475 x 3.394)

Wall, base and draw units with work surfaces over, inset one and a half bowl sink with drainer. Integrated electric oven and hob above. Space and fittings for a freestanding fridge/freezer.

### Downstairs WC

WC and wash hand basin.

### Landing

Access to storage cupboard housing the water tank and the loft hatch.

### Bedroom One

13'10" x 12'0" (4.231 x 3.658)

Carpeted room, with radiator, and UPVC double glazed sliding window to the rear aspect.

### Bedroom Two

13'3" x 12'3" (4.057 x 3.759)

Carpeted room, with radiator, fitted wardrobes and UPVC double glazed window to the rear aspect.

### Bedroom Three

9'7" x 12'3" (2.934 x 3.756)

Carpeted room, with radiator, fitted wardrobes and UPVC double glazed window to the rear aspect.

### Bedroom Four

8'9" x 11'2" (2.691 x 3.408 )

Carpeted room, with radiator, and UPVC double glazed window to the front aspect.

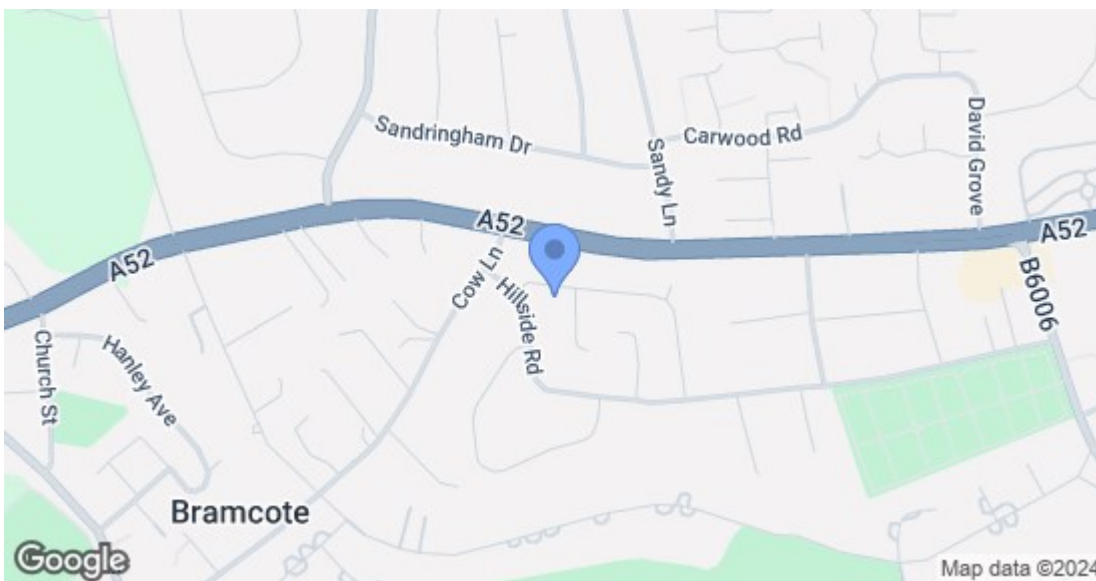
### Bathroom

Four piece suite to include bath with tap shower fittings, wash hand basin, WC and bidet.

### Outside

A lawned garden to the front, with paved driveway for multiple cars and access to the integral garage. Then to the rear is an enclosed garden, primarily lawned with mature shrubs and paved seating area.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		59	
(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	

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.