



Ullswater Crescent,  
Bramcote, Nottingham  
NG9 3BE

**£525,000 Freehold**



A spacious four-bedroom, detached property in a fantastic location with the benefit of no upward chain.

Situated just a short walk from Beeston high street, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links, all whilst being within close proximity to popular commuting roads such as A52, M1 and A50.

This wonderful property would be considered an ideal opportunity for a large variety of buyers growing families or anyone looking to relocate to Bramcote.

In brief the internal accommodation comprises: entrance hall, open plan living dining room, family room, kitchen and downstairs WC. Then rising to the first floor are four double bedrooms, one with en-suite, bathroom and separate WC.

Outside to the front of the property is a tarmacked driveway and mature shrubs. To the rear is a private and enclosed rear garden.

Having been well loved by the homeowners and then rented out in more recent years, this property is well worthy of an early internal viewing in order to be fully appreciated.



### Entrance

Composite door, through to a welcoming entrance hall with carpet flooring and radiator.

### Living Dining Room

28'0" x 12'4" into bay (8.54m x 3.78m into bay )

A large carpeted reception room, with two radiators, gas fireplace and UPVC double glazed bay window to the front aspect and UPVC double glazed sliding doors to the rear garden.

### Family Room

11'10" x 9'11" (3.63m x 3.03m )

A carpeted reception room, with radiator and UPVC double glazed window to the rear aspect.

### Kitchen

14'8" x 13'1" (4.49m x 4.00m )

A range of wall and base units with work surfacing over and tiled splashbacks, one and a half bowl sink with drainer and mixer tap, inset gas hob with extractor fan above and integrated electric oven and dishwasher. UPVC double glazed window to the rear, door to the side passage and integral door to the garage.

### Downstairs WC

Low flush WC, wash hand basin with tiled splashbacks and UPVC double glazed window the front aspect.

### First Floor Landing

Access to the loft hatch and a useful storage cupboard.

### Bedroom One

14'9" x 13'0" (4.52m x 3.98m )

A carpeted double bedroom, with radiator, fitted wardrobes and UPVC double glazed windows to the front and side aspect. Access to the en-suite.

### En-Suite

Incorporating a three-piece suite comprising: low flush WC, pedestal wash hand basin, walk-in mains controlled shower, fully tiled walls, heated towel rail and UPVC double glazed window to the side aspect.

### Bedroom Two

13'10" x 12'5" (4.22m x 3.79m )

A carpeted double bedroom, with radiator, fitted wardrobes and UPVC double glazed window to the front aspect.

### Bedroom Three

12'5" x 12'4" (3.79m x 3.78m )

A carpeted double bedroom, with radiator, fitted wardrobes and UPVC double glazed window to the rear aspect.

### Bedroom Four

10'0" x 8'5" (3.07m x 2.58m )

A carpeted bedroom, with radiator and UPVC double glazed window to the rear aspect.

### Bathroom

Incorporating a bath with mains control shower above, wash hand basin, fully tiled walls, heated towel rail, storage cupboard and UPVC double glazed window to the rear aspect.

### Separate WC

Low flush WC, radiator and UPVC double glazed window to the rear aspect.

### Outside

To the front of the property is a tarmacked driveway providing ample off road parking, mature shrubs and tress and gated side access leading to the rear. To the rear of the property is a private and enclosed rear garden, with a patio overlooking the lawn beyond, mature shrubs and tress and fence boundaries.

### Garage

17'3" x 14'11" (5.27m x 4.56m )

Double garage with electric door to the front, pedestrian door to the rear and power points.

### 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

Has the Property Flooded?: No

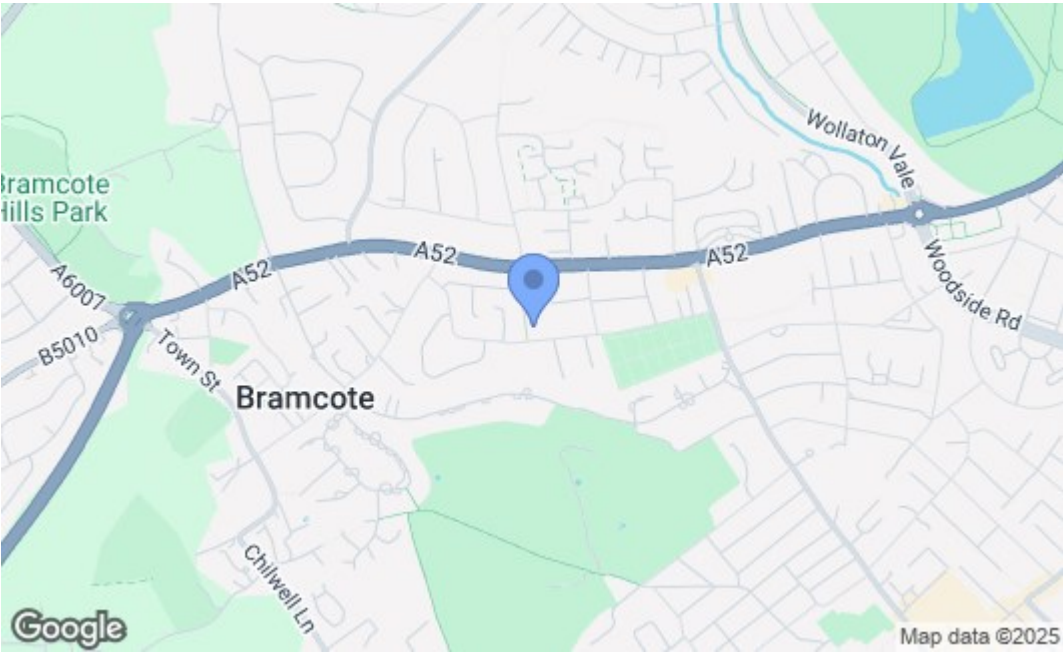
### Disclaimer:

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 floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	70
England & Wales 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		
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