



Ullswater Crescent,  
Bramcote, Nottingham  
NG9 3BE

**£499,000 Freehold**



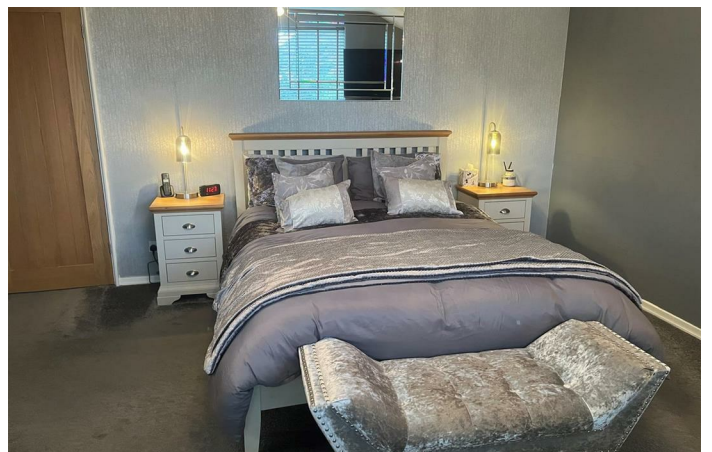
A beautifully presented Hofton built 1960's three-bedroom, split level detached house.

Having been comprehensively updated and renovated during the vendors occupation, the property has benefitted from a replacement kitchen, bathroom, WC, windows, boiler, and a general programme of cosmetic improvement, and now offers a bright and appealing contemporary living space.

In brief the generous and versatile interior comprises: large entrance hall, open plan living diner kitchen, rising to the upper floor are two good-sized double bedrooms and bathroom, and descending down to the ground floor, is a further WC, bedroom three/garden room, and large integral garage.

Outside the property has a drive to the front providing car standing, with the garage beyond, a low maintenance landscaped garden, and to the rear has a enclosed and private garden with patio, decking various well stocked beds and borders, lawn, and a summer house.

Occupying an established and convenient residential location, well placed for the A52 and M1, Beeston Town Centre, and a range of other facilities, this great property, will appeal to a wide range of potential purchasers, and is well worthy of viewing.



## Entrance Hall

A composite entrance door, radiator, cloaks cupboard, and stairs to the upper and lower floor.

## Lounge Diner

29'1" x 12'7" (8.88m x 3.84m )

Two UPVC double-glazed windows, two radiators, contemporary wall mounted fuel effect electric fire, and a double-glazed patio door leading to the rear garden.

## Kitchen

9'10" x 8'11" (3.02m x 2.73m )

With an extensive range of good quality modern fitted wall and base units, work surfacing with splashback, breakfast bar, one and half bowl sink with flexi-mixer tap, inset electric hob with retractable extractor inset to the work surface, inset electric oven and microwave, integrated dishwasher and fridge, UPVC double-glazed window.

## Upper Floor

Stairs rising from the middle floor, and loft hatch.

## Bedroom One

14'4" x 14'3" (4.38m x 4.35m )

UPVC double-glazed window and radiator.

## Bathroom

10'9" x 5'10" (3.30m x 1.78m )

Quality fitments in white comprising: low-level WC, wash-hand basin, bath, shower cubicle with mains-controlled shower, fully tiled walls, tiled flooring, extractor fan, wall mounted heated towel rail, and UPVC double-glazed window.

## Bedroom Two

16'4" x 11'4" (5.00m x 3.47m )

UPVC double-glazed window, radiator, and fitted wardrobes.

## Ground Floor

Hallway with radiator, and airing cupboard housing the hot water cylinder.

## Bedroom Three/Garden Room

14'4" x 9'10" (4.37m x 3.01m )

UPVC double-glazed patio doors leading to the rear garden, radiator, and recess storage cupboard.

## WC

With modern fitments in white comprising: low-level WC, wash-hand basin inset to vanity unit with fitted base and wall

mounted cupboards above, wall mounted heated towel rail, and UPVC-double glazed window.

## Integral Garage

18'2" x 9'10" (5.56m x 3.02m )

Electric remote control up and over door, UPVC double-glazed window to the side, fitted wall and base units, work surfacing with tiled splashback, single sink and drainer unit with mixer tap, washing machine, fridge freezer and dishwasher, recess storage area and further recessed cupboard.

## Outside

To the front the property has a drive providing car standing, with the integral garage beyond, and an established and low maintenance front garden with mature shrubs, and slate chippings. Gated access leads along side of the property to the rear garden. To the rear the property has an attractive and landscaped private garden with patio, decked area, outside tap and power point, various well stocked beds and borders, with mature shrubs and trees, a timber summer house, and useful storage area under the property.

## 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

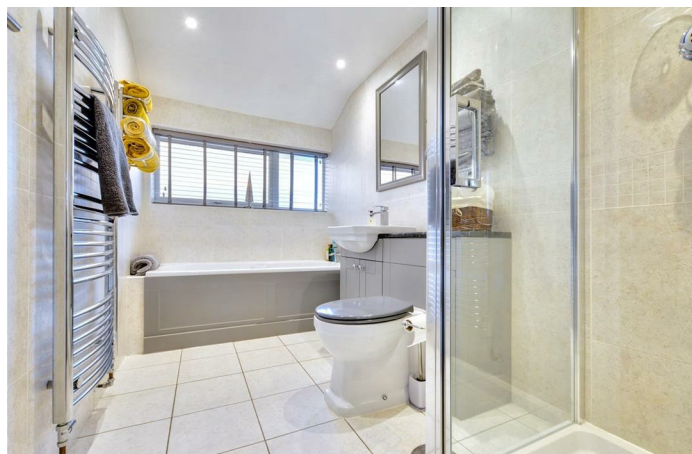
Planning Permissions/Building Regulations: None

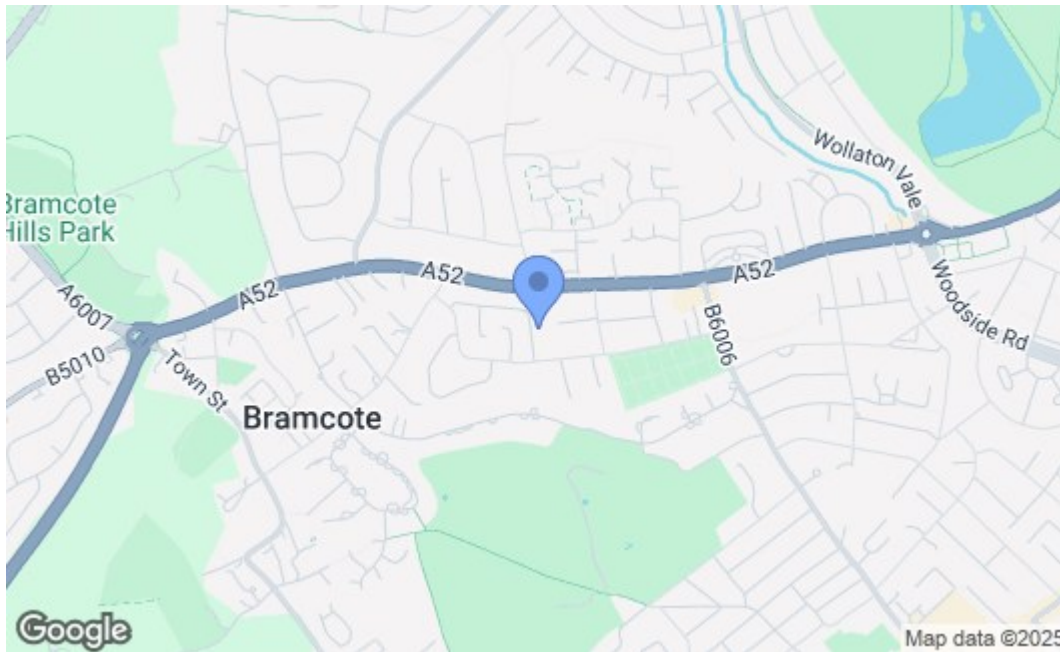
Accessibility/Adaptions: None

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	77
(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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