

**Ballerat Crescent**

**Heron Ridge, Nottingham NG5 9LJ**

**Guide Price £180,000 Freehold**

**\*\*GUIDE PRICE £180,000 - £190,000!\*\***

A THREE BEDROOM SEMI DETACHED  
HOME FOR SALE IN HERON RIDGE,  
NOTTINGHAM!





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Robert Ellis Estate Agents are delighted to offer for sale this well-presented three-bedroom semi-detached home, ideally located in Heron Ridge, Nottingham. Situated close to local schools, shops, and excellent transport links, this property is ideal for families, first-time buyers, or anyone looking to move into a well-located home with potential.

Inside, the home features a welcoming entrance porch leading into a spacious open-plan lounge, kitchen, and dining area – perfect for modern living. The lounge area includes stairs to the first floor, while the kitchen/diner benefits from French doors opening onto the rear garden, allowing plenty of natural light and easy access to outdoor space.

Upstairs, you'll find three good-sized bedrooms and a modern family bathroom. The property is ready to move into, but also offers the chance to put your own stamp on it and make it truly yours.

Externally, the home boasts an enclosed rear garden, ideal for children, pets, or entertaining. To the front, there's a driveway, car port, and a lawned garden, providing ample off-road parking and a welcoming entrance.

This is a fantastic opportunity to secure a well-located home with space, flexibility, and potential.

**DO NOT MISS OUT!**



### Entrance Porch

UPVC entrance door to the SIDE elevation leading into the entrance porch comprising tiled flooring, two double glazed windows, wooden door leading into the lounge.

### Lounge

13'10" x 15'7" approx (4.22 x 4.77 approx)

Laminate floor covering, two wall mounted radiator, staircase leading to the first floor landing, coving to the ceiling, recessed spotlights to the ceiling, double glazed window to the front elevation, fireplace with tiled hearth and wooden surround, understairs storage cupboard, double doors leading through to the kitchen diner.

### Kitchen Diner

11'8" x 15'7" approx (3.58 x 4.76 approx)

A range of matching wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, integrated oven with four ring gas hob over and extractor hood above, space and point for fridge freezer, space and plumbing for washing machine, tiled splashbacks, laminate floor covering to dining space, linoleum flooring to kitchen space, ample space for dining table, two wall mounted radiators, coving to the ceiling, UPVC double glazed window to the rear elevation, UPVC double glazed French doors to the rear elevation leading out to the rear garden.

### First Floor Landing

Carpeted flooring, UPVC double glazed window to the side elevation, storage cupboard, loft access hatch, doors leading off to:

### Bedroom One

14'2" x 8'10" approx (4.34 x 2.70 approx)

Double glazed window to the front elevation, built-in wardrobe, carpeted flooring, wall mounted radiator.

### Bedroom Two

8'11" x 9'2" approx (2.72 x 2.81 approx)

Double glazed window to the rear elevation, built-in storage cupboard, carpeted flooring, wall mounted radiator.

### Bedroom Three

6'6" x 11'1" approx (2 x 3.39 approx)

Double glazed window to the front elevation, built-in storage cupboard, carpeted flooring, wall mounted radiator.

### Bathroom

Laminate floor covering, UPVC double glazed window to the rear elevation, tiled splashbacks, wooden panelling to the wall, WC, handwash basin with mixer tap, panelled bath with electric shower over.

### Outside

#### Rear of Property

To the rear of the property there is an enclosed rear garden with decked area, patio area and steps leading to a further patio area, fencing to the boundaries, shed, side gated access to the car port.

#### Front of Property

To the front of the property there is a driveway providing off the road parking for up to three cars, front lawned area, access to the car port and secure gated access to the rear via the car port.

#### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 7mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

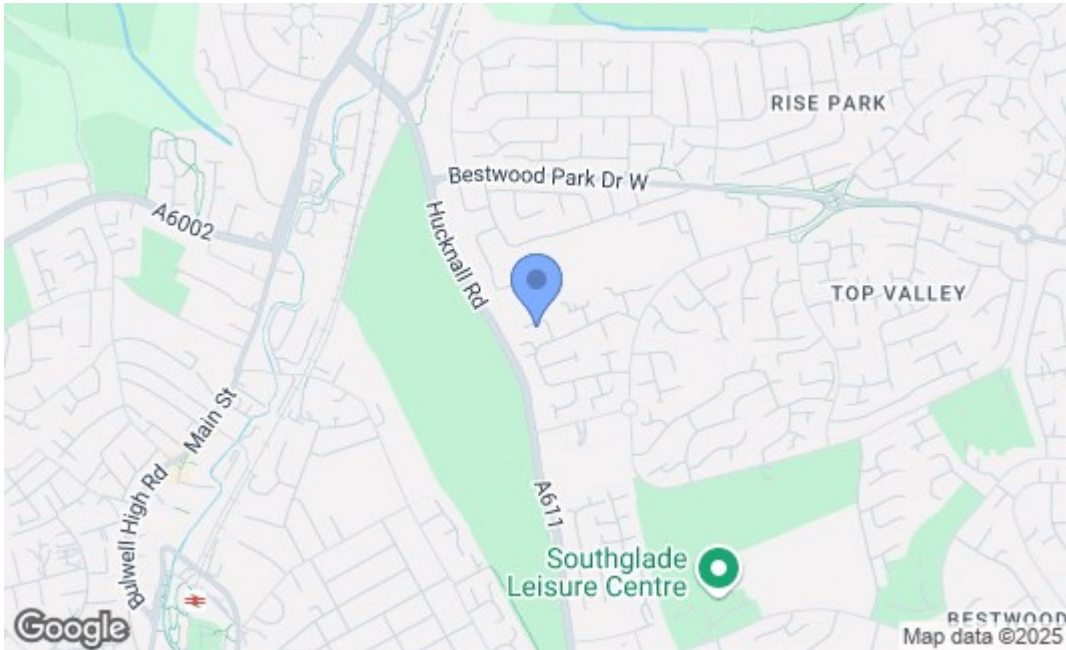
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
England & Wales 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.