



Middleton Crescent,
Beeston, Nottingham
NG9 2TH

£750,000 Freehold



THIS IS AN INDIVIDUAL ARCHITECTURALLY DESIGNED FOUR OR FIVE BEDROOM DETACHED HOME SITUATED ON A CORNER PLOT IN THIS MOST SOUGHT AFTER RESIDENTIAL AREA TO THE WEST OF NOTTINGHAM.

Being located on Middleton Crescent, which is a prestigious road off the A52 and close to Beeston and Wollaton, this individual detached property provides spacious ground floor living accommodation which includes a newly created orangery and has four bedrooms to the first floor with a further possible bedroom to the ground floor, if this was required by a new owner. For the size and layout of the accommodation and privacy of the gardens, which extends to three sides of the property, to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves. The property is well placed for easy access to the QMC, Boots and Nottingham University and to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property has an attractive appearance and is constructed of brick with stonework to the external elevations under a pitched tiled roof to the main property and the well proportioned and tastefully finished accommodation derives all the benefits of having gas central heating and double glazing. The spacious accommodation includes a reception hall with a ground floor w.c. off and a door leads from the hall to the open plan dining area, from which stairs with a feature balustrade lead to the first floor and there are openings to the newly created orangery, from which there are double glazed sliding doors leading out to the garden. There is the large lounge which has a feature fireplace and internal windows through into the orangery, the exclusively fitted breakfast kitchen which has walnut and cream finished units and off the kitchen there is a good size utility room which has matching units to the kitchen. There is also a further sitting room on the ground floor which could alternatively be used as a bedroom and to the first floor the landing leads to the four double bedrooms, the main bedroom having a walk-in wardrobe and an en-suite shower room, the second bedroom also has an en-suite shower room and there are Sliderobes wardrobes to two of the bedrooms and there is the main family bathroom which includes a bath and separate shower. Outside there is a block paved driveway and pebbled parking area at the front, with double electric wrought iron gates opening onto the road and there is an integral garage. The main gardens are positioned at the side and rear of the property and there is a lawn with established borders to the side, a patio/seating area and a pebbled seating area at the rear, with the gardens being kept private by having fencing and natural screening to the boundaries.

The property is within easy reach of all the shops provided by Beeston and Wollaton, with there being a Sainsbury's, Tesco and Aldi stores and many other retail outlets in Beeston and various shops and coffee eateries on Bramcote Lane in Wollaton, there are excellent schools for all ages within easy reach with Trent College and the Nottingham High Schools only being a short drive away, there are healthcare and sports facilities which includes several local golf courses, Wollaton Park is within walking distance of the property and the excellent transport links include J25 of the M1, East Midlands Airport, rail stations at Beeston, Nottingham and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Front Door

Wood panelled front door with a double glazed side panel leading to:

Reception Hall

Karndeian style flooring which extends across the ground floor, a radiator and a door with a glazed side panel leading to the open plan living area.

Cloaks/w.c.

Having a white low flush w.c. with a concealed cistern with shelving to one side, pedestal wash hand basin with a mixer tap and a mirror to the wall above, chrome ladder towel radiator, Karndeian style flooring and an eye level opaque double glazed window.

Open Plan Dining Area

26'7 to 6'2 x 14'9 plus stairs (8.10m to 1.88m x 4.50m plus stairs)

This spacious open plan dining area has double opening, Georgian glazed doors leading to the lounge and breakfast kitchen and there is access from the dining area to the newly created sitting room, Karndeian style flooring, stairs with a feature chrome spindle balustrade with a wooden hand rail leading to the first floor, storage space beneath the stairs and a double glazed window to the side and a radiator.

Orangery

26'3 x 11'11 approx (8.00m x 3.63m approx)

This large open plan sitting area has a three panel bi-fold doors with fitted blinds leading out to the garden at the side of the property, double glazed windows with fitted blinds to the side and a further double glazed window with fitted blind to the front and there is a roof lantern window (18'6 x 5') and recessed lighting to the ceiling, a wall mounted Mitsubishi air conditioning unit, Karndeian style flooring, two feature vertical radiators and TV point and power points for a wall mounted TV.

Lounge

19'8 x 16' approx (5.99m x 4.88m approx)

This large reception room has full height double glazed windows with fitted blinds to either side of the fireplace and matching double glazed window to the rear and there is a double glazed full height window extending along one wall and looking through into the sitting room area, a feature open fireplace with an Adam style surround having a granite inset and hearth, two radiators and double opening Georgian glazed doors leading into the dining area.

Sitting Room/Bedroom

15' x 7'3 approx (4.57m x 2.21m approx)

This additional reception room or fifth bedroom has a full height double glazed window to the front, built-in Sliderobe wardrobes extending along one wall providing excellent shelved storage space and a radiator.

Breakfast Kitchen

17'4 x 17'7 approx (5.28m x 5.36m approx)

The large breakfast kitchen is exclusively fitted with walnut and cream finished units having brushed stainless steel fittings and Corian work surfaces and includes a 1½ bowl sink with a mixer Quooker hot water tap set in a work surface which extends to three sides and has cupboards, with the corner cupboards having fitted carousels, an integrated dishwasher and drawers including wide pan drawers below, a four ring hob is set in a central island which has seating at one end and cupboards and drawers below with a hood over the cooking area, a Neff oven and a Neff coffee machine with cupboards under and a surface above, combination/microwave oven with a wine rack and cooler below, two warming drawers, cream finished wall unit including display cabinets with glazed shelving and lighting, upright shelved pantry cupboard, an integrated upright fridge/freezer, a new LG fridge/freezer with a view door, tiling to the walls by the work surface areas, Karndeian style flooring, two double glazed windows to the rear and a full height double glazed window to the side, radiator, double opening Georgian glazed doors leading into the dining area, recessed lighting to the ceiling and two shelves to one wall.

Utility Room

7'7 x 7'6 approx (2.31m x 2.29m approx)

The utility room is fitted with matching units to the kitchen and has a stainless steel sink with a mixer tap set in a work surface extending along one wall with a double cupboard and spaces for an automatic washing machine and tumble dryer below, Karndeian style flooring, tiled walls to the work surface areas, radiator, wood panelled external door leading out to the side of the property and cloaks hanging is provided.

First Floor Landing

The feature chrome spindle balustrade with a wooden hand rail continues from the stairs onto the landing, double glazed window on the half landing, two Velux windows with fitted blinds to the sloping ceiling, radiator and a hot water tank enclosed in a built-in airing/storage cupboard.

Bedroom 1

17' x 14' approx (5.18m x 4.27m approx)

Double glazed window and double opening, double glazed doors with a chrome spindle and wooden hand rail Juliette balcony to the front and a radiator.

Dressing Room

8'8 x 5'10 approx (2.64m x 1.78m approx)

The dressing room is fitted with shelving, hanging space and pull out racks, opaque double glazed window to the front and a radiator.

En-Suite

The en-suite to the main bedroom has a large walk-in shower with a Mira mains flow shower system, tiling to two walls and a sliding glazed door and protective screens, low flush w.c. with a concealed cistern with a cupboard to one side and a surface above and tiling and a mirror to the wall above, pedestal wash hand basin with a mixer tap, tiled splashback and mirror to the wall above, ceramic tiled flooring, chrome ladder towel radiator, opaque double glazed window, recessed lighting to the ceiling and an extractor fan.

Bedroom 2

17' x 11' approx (5.18m x 3.35m approx)

The second bedroom has Sliderobe wardrobes providing hanging space and shelving to either side of the bed position, two Velux windows with fitted blinds to the ceiling and a radiator.

En-Suite

The en-suite to the second bedroom has a walk-in shower with a Mira mains flow shower system, tiling to three walls and a glazed door and screen, pedestal wash hand basin with a mixer tap and a mirror to the wall above, a low flush w.c. with a concealed cistern and a cupboard to one side, a feature opaque double glazed window, extractor fan, chrome ladder towel radiator and ceramic tiled flooring.

Bedroom 3

15'7 x 10'1 approx (4.75m x 3.07m approx)

Feature double glazed window to the rear and two Velux windows with fitted blinds to the ceiling and a radiator.

Bedroom 4

11'7 x 6' plus wardrobes approx (3.53m x 1.83m plus wardrobes approx)

Having a range of built-in Sliderobe wardrobes which provides hanging space, drawers and shelving, with the sliding doors having a mirrored panel, fitted bed headboard with a shelf above, radiator and a Velux window to the ceiling.

Bathroom

The main bathroom has a white suite with a bath having a mixer tap and tiled splashback, a large walk-in shower with a Mira mains flow shower system, tiling to two walls and a glazed protective screens, a low flush w.c. with a concealed cistern and a cupboard to one side, hand basin with a mixer tap set on a surface with cupboards under and a tiled splashback and mirror to the wall above, chrome ladder towel radiator, recessed lighting to the ceiling, an extractor fan and ceramic tiled flooring.

Outside

At the front of the property there are double opening, electrically operated wrought iron gates leading out to the road, a block paved driveway in front of the garage and a pebbled parking area in front of the property, there is a path with a gate leading down the right hand side of the property and a wall with railings and natural screening to the front boundary and a fence between the front and garden at the side of the property and at the side of the house there is an EV charging point which will remain at the property when it is sold.

The main garden is positioned to the side of the property where there is a pathway running next to the house and leads to a lawn with raised beds, a slabbed patio seating area, there is a summerhouse and fencing and natural screening to the three boundaries. The garden extends to the rear of the property where there is a large pebbled seating area and the path extends from the side to the rear garden. There is a covered storage area for a barbecue or similar items and there is a wood store with logs positioned at the side of the property.

Garage

17' x 8'7 approx (5.18m x 2.62m approx)

The garage has an electric wood panelled door to the front and an internal door leading into the living accommodation, lighting and power points are provided and there is a wall mounted Worcester Bosch boiler.

Directions

Council Tax

Broxtowe Borough Council Band F

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 14mbps Superfast 67mbps Ultrafast 1000mbps

Phone Signal – 02, Three, EE, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

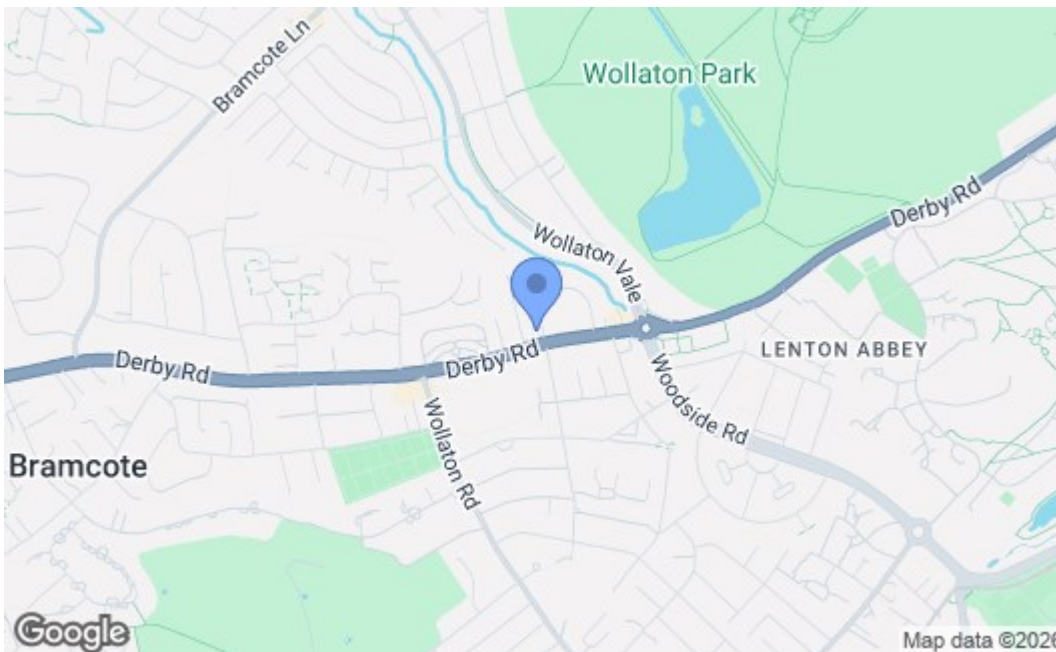
Other Material Issues – No



Robert Ellis
ESTATE AGENTS



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, buildings, rooms and any other parts are approximate and no responsibility is taken for any misinterpretation or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, correctness and legibility of these plans have not been tested and the purchaser should verify the accuracy of the plan. Made with Metaphor ©2020



| 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 | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ 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.