



Middleton Crescent,  
Beeston, Nottingham  
NG9 2TH

**£725,000 Freehold**



An attractive 1920's built extended five bedroom detached house that has retained a wealth of original character and charm.

This extended and versatile home with an open plan kitchen diner and living area to the rear, has been well maintained and upgraded by the current vendors and offers a most appealing bright and versatile living space that will be of interest to a variety of potential purchasers but is considered ideal for a family looking for larger accommodation.

In brief the beautifully presented interior comprises; entrance hall, WC, dining room, sitting room, open plan kitchen diner with living area, utility room and shower room, rising to the first floor are five good sized bedrooms and a family bathroom.

Outside the property sits on a particularly generous and mature plot with in and out drive to the front with garage beyond and to the rear there is a large private, mature garden with York stone terrace, expansive lawned areas and mature shrubs and trees.

Occupying an exclusive and sought-after residential location on a crescent of individual properties, extremely convenient for A52 and M1, centres of Beeston and Nottingham, The Queens Medical Centre and The University of Nottingham.



### Recess Porch

Sheltering the original coloured leaded door with matching flanking windows and tiled floor.

### Entrance Hall

Original oak flooring, radiator and stairs leading to the first floor landing.

### Downstairs WC

Fitted with low level WC, wall mounted wash hand basin with tiled splashback, two feature colour leaded windows, storage and further under stair storage.

### Dining Room

11'11" x 11'11" (3.65m x 3.64m)

UPVC double glazed bay window to the front and radiator.

### Sitting Room

25'10" x 12'8" (7.88m x 3.87m)

UPVC double glazed bay window to the front, two feature windows flanking the fireplace, UPVC double glazed patio doors leading to the rear garden, original oak flooring, a rustic brick fire surround and fuel effect gas fire mounted upon a tiled hearth with timber mantle.

### Open Plan Kitchen Diner and Living Area

21'7" x 19'1" (decreasing to 6'6" (6.60m x 5.83m (decreasing to 2m)

With a range of fitted wall and base units, oak work surfacing with tiled splashback, breakfast bar, one and half bowl sink and drainer unit with mixer tap, induction hob with extractor above, inset Neff electric oven with hide and slide door, further oven and grill above, integrated dishwasher and fridge, inset ceiling spot lights, feature Velux window, UPVC double glazed patio door leading to the rear garden and two radiators.

### Utility

8'6" x 6'5" (2.6m x 1.96m)

Fitted work surfacing, Belfast-style sink with hot and cold taps, plumbing for a washing machine, fitted cupboards and UPVC double glazed window.

### Shower Room

Shower cubicle with Mira shower over, fully tiled walls, radiator, extractor and UPVC double glazed window.

### First Floor Landing

Original oak flooring, UPVC double glazed window and loft hatch with retractable ladder leading to the boarded loft space with light and Velux Window.

### Bedroom One

19'5" x 12'7" (5.93m x 3.85m)

UPVC double glazed bay window to the front, further UPVC double glazed window to the rear and radiator.

### Bedroom Two

12'7" x 6'11" (3.84m x 2.11m)

UPVC double glazed window, radiator and fitted cupboard.

### Bedroom Three

11'11" x 11'10" (3.64m x 3.62m)

UPVC double glazed bay window, radiator, wash hand basin inset to vanity unit with tiled splashback and mirror.

### Bedroom Four

12'0" x 9'0" (3.66m x 2.75m)

Two UPVC double glazed windows, radiator and recess storage area.

### Bedroom Five/Study

9'10" x 9'1" (3m x 2.77m)

Two UPVC double glazed window, radiator and recess storage area.

### Bathroom

11'8" x 5'7" (3.58m x 1.72m)

Fitted with a low level WC, pedestal wash hand basin, jacuzzi style P-shaped bath with mains control shower over, part tiled walls, wall mounted heated towel rail, two UPVC double glazed windows, tiled flooring, airing cupboard housing the hot water cylinder with slatted shelves.

### Outside

The property sits in a generous and mature plot with in and out drive to the front providing ample car standing with the integral garage beyond and mature stocked borders. Access leads alongside of the property to the rear. To the rear there is a beautiful private and mature garden with York stone terrace, feature sand stone steps running to a expansive garden, primarily lawned with various well stocked bed and borders, feature specimen trees and shrubs, two outside sheds and greenhouse.

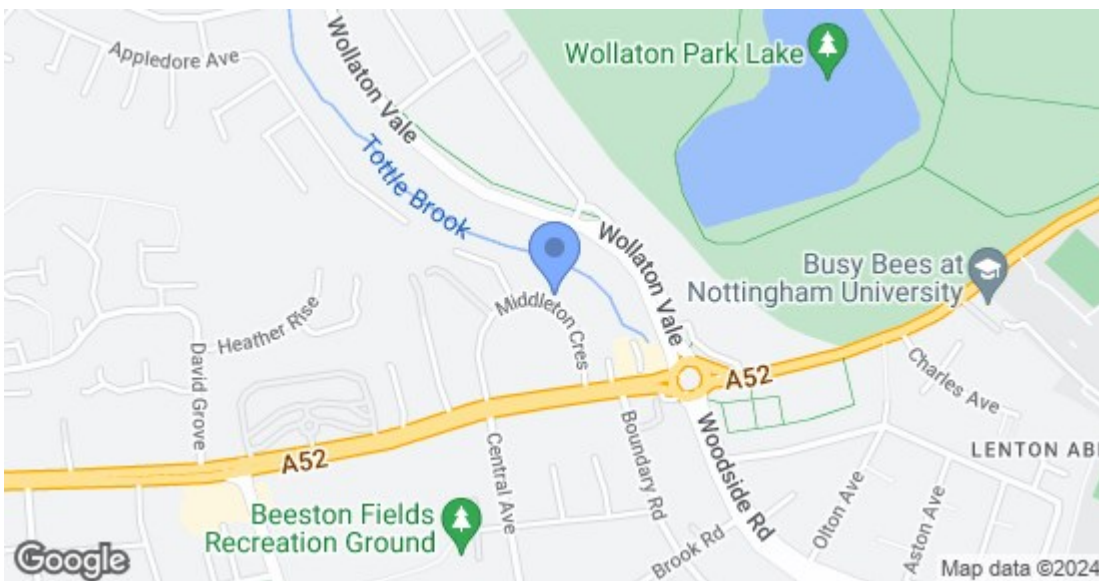
### Garage

With double doors to the front, pedestrian door and window to the side and wall mounted central heating boiler.

### Council Tax Band

Broxtowe Borough Council Band F





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(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 <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	61
(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.