



Cromwell Crescent,
Lambley, Nottingham
NG4 4PJ

£280,000 Freehold



** IDEAL FOR FAMILIES **

Robert Ellis Estate Agents are delighted to bring to the market this IMMACULATE THREE BEDROOM, EXTENDED SEMI DETACHED HOME situated in LAMBLEY, NOTTINGHAM.

The property is located within the attractive Lambley village, which benefits from having a range of amenities close to hand including a primary school, several public houses/restaurants and Gedling Country Park on the doorstep offering countryside walks and living.

Upon entry, you are welcomed into the hallway which leads through to the downstairs WC, lounge, open plan dining kitchen with access to the enclosed rear garden which has been landscaped with patio area, decking and laid to lawn.

Stairs lead to landing, first double bedroom, second double bedroom, third bedroom and modern family bathroom featuring from a four piece suite. Spiral stairs lead to converted loft space, ideal for use as a playroom or office.

The front of the home offers ample parking and access into the integral garage, alongside a low maintenance garden. It is the ideal location for growing families- Contact the office now to arrange your viewing!



Front of Property

Driveway providing off the road parking. Laid to lawn area. Fencing surrounding. Secure gated access to the rear of property

Entrance Hallway

5'9" x 10'6" approx (1.77 x 3.21 approx)

UPVC double glazed composite front door to the side elevation. Laminate flooring. Wall mounted radiator. Recessed ceiling spotlights. Internal doors leading into Living Room, Living Room/ Diner, Kitchen and Ground floor WC. Carpeted staircase to First Floor Landing

Living Room

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

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Recessed ceiling spotlights.

Living Room / Diner

19'0" x 10'11" approx (5.81 x 3.33 approx)

UPVC double glazed French doors opening onto the enclosed rear garden. Laminate flooring. Wall mounted double radiator. Recessed ceiling spotlights. Large storage cupboard. Ample space for seating and dining. Open through to Kitchen

Kitchen

8'7" x 17'9" approx (2.64 x 5.43 approx)

UPVC double glazed windows to the rear elevation. UPVC double glazed door to the side elevation leading to the enclosed rear garden. Internal doors leading into Integral Garage. Tiled flooring. Tiled splash backs. Wall mounted double radiator. Recessed ceiling spotlights. Range of matching wall and base units incorporating wooden worksurfaces over. Stainless steel sink and drainer unit with dual tap over. Space and point for freestanding cooker with extractor hood over. Space and plumbing for automatic washing machine. Space and point for freestanding fridge freezer

Ground Floor WC

5'10" x 2'7" approx (1.79 x 0.81 approx)

UPVC double glazed opaque window to the front elevation. Laminate flooring. Partially tiled walls. Wall mounted towel radiator. Recessed ceiling spotlights. Vanity wash hand basin with dual heat tap and a WC

First Floor Landing

9'0" x 11'1" approx (2.76 x 3.39 approx)

UPVC double glazed window to the side elevation. Carpeted flooring. Wall mounted radiator. Recessed ceiling spotlights. Large storage cupboard. Internal doors leading into Bedroom 1, 2, 3 and Family Bathroom. Spiral staircase to Loft Room

Bedroom 1

12'5" x 10'11" approx (3.79 x 3.35 approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Recessed ceiling spotlights.

Bedroom 2

12'11" x 9'11" approx (3.95 x 3.03 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Recessed ceiling spotlights.

Bedroom 3

8'11" x 6'9" approx (2.73 x 2.11 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Recessed ceiling spotlights.

Family Bathroom

15'1" x 5'4" approx (4.61 x 1.63 approx)

UPVC double glazed windows to the rear elevation. Tiled flooring. Partially tiled walls. Wall mounted towel radiator. Recessed ceiling spotlights. Contemporary 4 piece suite comprising of a corner bath with dual heat tap and handheld shower head attachment, corner walk-in shower with rainfall shower head and handheld shower head attachment and a composite sink and WC unit with dual heat tap and built-in storage cupboards.

Loft Room

14'4" x 12'4" approx (4.39 x 3.77 approx)

UPVC double glazed Velux roof window to the rear elevation. UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted electric heater. Ceiling light point.

Rear of Property

Large rear garden with patio area, steps leading up to large laid to lawn area and decking area. Fencing surrounding. Secure gated access to the front of property

Integral Garage

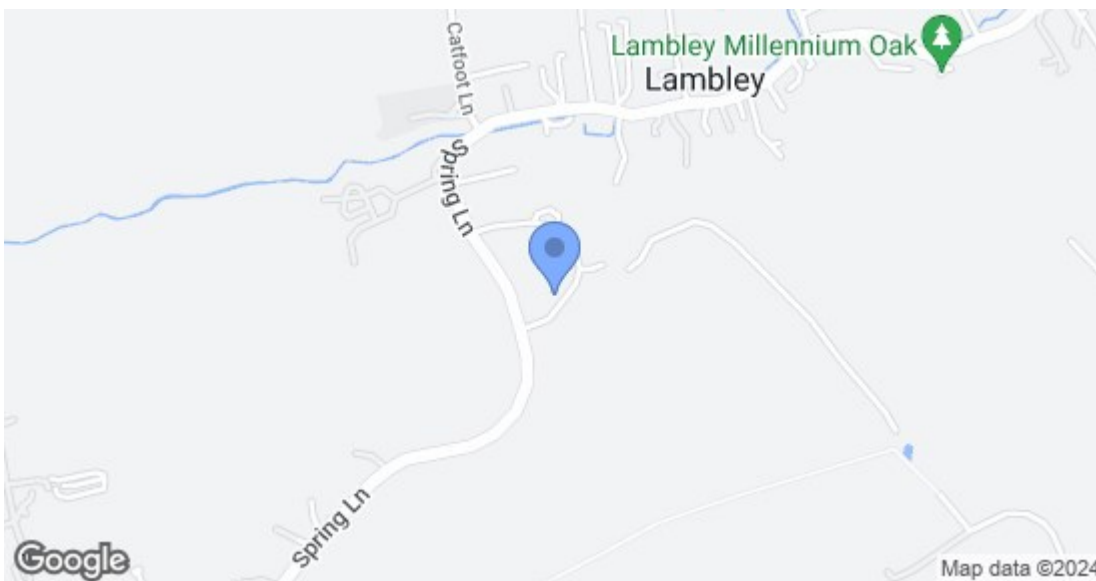
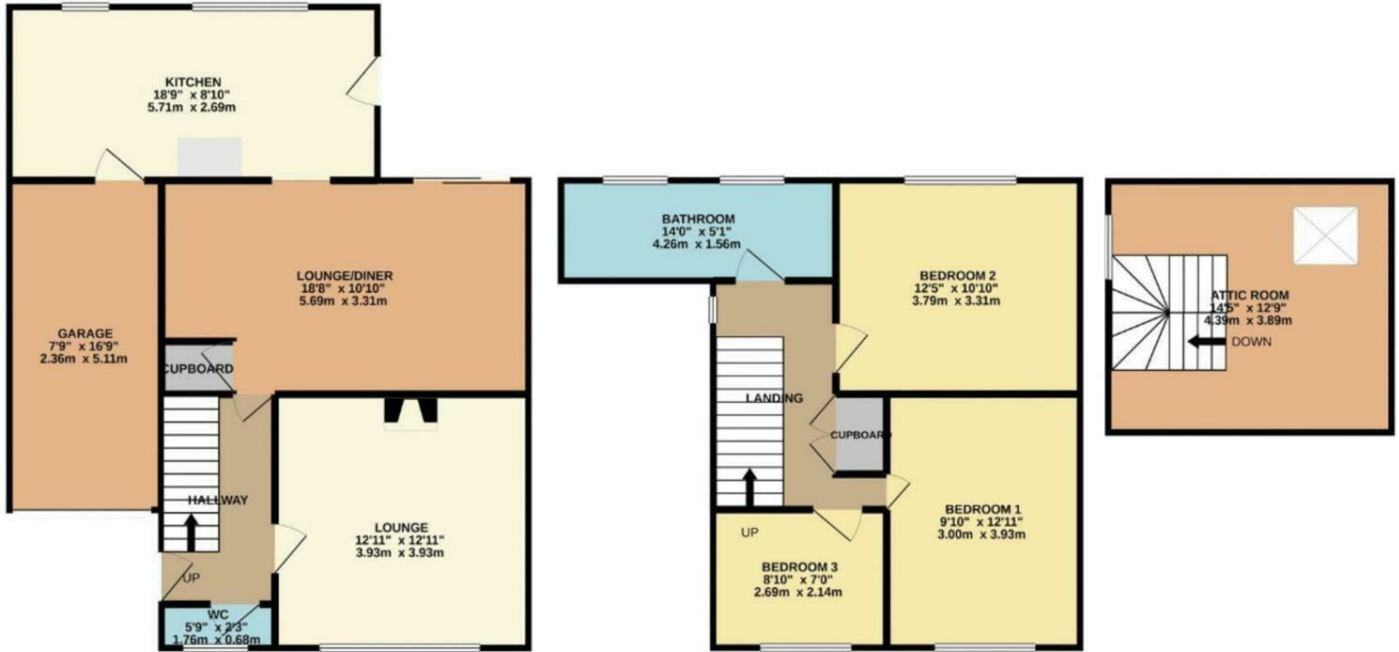
Up and over door. Internal door leading into Kitchen

Council Tax

Local Authority Gedling

Council Tax band C





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	80
(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.