



**Stevenholme Crescent  
Bestwood Park, Nottingham NG5 5JW**

A THREE BEDROOM FAMILY HOME  
SITUATED IN BESTWOOD, NOTTINGHAM.

**Guide Price £215,000 Freehold**



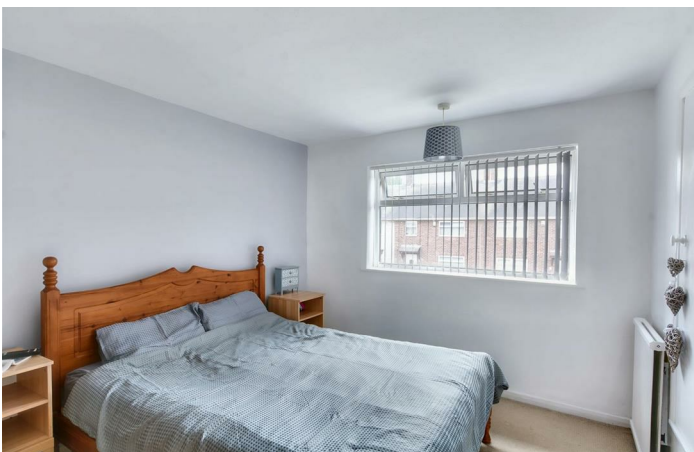
Robert Ellis Estate Agents are delighted to offer to the market this THREE BEDROOM family home situated in Bestwood Park, Nottingham.

The property benefits from being close to local bus routes in and out of Nottingham City Centre, shops, schools and is also within close proximity to the City Hospital making it perfect for NHS staff.

In brief the property comprises of; kitchen, lounge/diner, three bedrooms, bathroom, driveway for up to three cars and an enclosed rear garden with a fully insulated bar/summer house.

This home would be perfect for a family or a couple who work from home or have a home run business \*SUBJECT TO PLANNING PERMISSION\* as there is a timber framed summer house/games room with a WC and bar situated in the rear garden!

**DO NOT MISS OUT ON THIS OPPORTUNITY! CALL THE ARNOLD BRANCH TODAY TO ARRANGE YOUR VIEWING!**



### Entrance Hallway

Composite entrance door to the front elevation leading into the Entrance Hallway. Carpeted flooring. Built-in storage cupboards. Staircase to the First Floor Landing. Internal door leading into the Lounge Diner. Archway leading into the Kitchen

### Lounge Diner

11'2" x 22'11" approx (3.42 x 7.01 approx)

Double glazed window to the front elevation. Light oak real wood flooring. Wall mounted radiator. Coving to the ceiling. TV point. Log burner fire with tiled hearth and wooden surround. Ample space for dining table. Double glazed sliding doors leading to the enclosed rear garden

### Kitchen

18'3" x 7'8" approx (5.58 x 2.35 approx)

Double glazed windows to the side and rear elevations. Tiled flooring. Tiled splashbacks. Wall mounted radiators. Range of fitted wall and base units incorporating worksurfaces above. Breakfast bar with ample seating space. Sink and drainer unit with dual heat tap. Space and point for a freestanding American style fridge freezer. Integrated electric oven. 5 ring gas hob with extractor unit above. Slimline Smeg Dishwasher. Wine cooler. Washer dryer. Built-in under the stairs storage cupboard. Internal door leading into the Lounge Diner

### First Floor Landing

Carpeted flooring. Loft access hatch with integrated ladders. Built-in storage cupboard housing the Baxi combination boiler (still under guarantee) Internal doors leading into the Bedroom 1, 2, 3 and Family Bathroom

### Bedroom 1

9'11" x 11'6" approx (3.03 x 3.53 approx)

Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Built-in over the stairs storage cupboard

### Bedroom 2

11'1" x 10'5" approx (3.39 x 3.20 approx)

Double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator

### Bedroom 3

5'8" x 11'6" approx (1.74 x 3.52 approx)

Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Built-in storage cupboard

### Family Bathroom

Double glazed window to the rear elevation. Linoleum flooring. Tiled splashbacks. Wall mounted towel radiator. 3 piece suite comprising of a panel bath with hot and cold taps and an electric shower above, hand wash basin with hot and cold taps and a WC

### Front of Property

To the front of the property there is a driveway providing off the road parking, gate leading to the rear of the property and fencing and hedging surrounding

### Rear of Property

To the rear of the property there is an enclosed rear garden with a patio area, artificial lawn, pathway leading to a timber framed, fully insulated Summer House/Bar and fencing surrounding

### Summer House/Bar

16'11" x 20'7" approx (5.16 x 6.29 approx)

Double glazed French doors with built-in blinds. Fully insulated. Timber framed. Power & Lighting. TV points. Bar area with a base unit with worksurface above. Drinks fridge. Sofa. Pool table. Electric fire. Internal door leading into the Bathroom housing a hand wash basin and a WC

### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

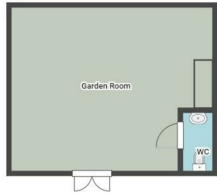
Flood Defences: No

Non-Standard Construction: No

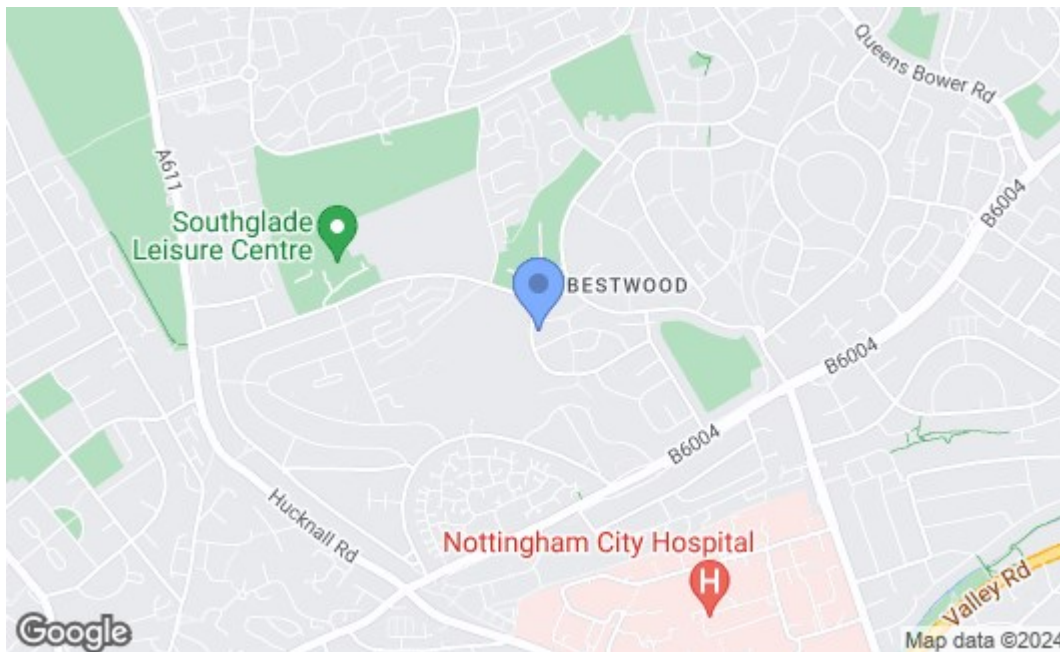
Any Legal Restrictions: No

Other Material Issues: No





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		72	
(69-80) C			
(55-68) D			
(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	

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.