Robert Ellis

look no further...







Longleat Crescent,
Chilwell, Nottingham
NG9 5EU

£300,000 Freehold

0115 922 0888

/robertellisestateagent @robertellisea



This delightful link-detached house presents an excellent opportunity for families and professionals alike. With its inviting façade and well-maintained exterior, this property offers a warm welcome from the moment you arrive.

Inside, you will find two spacious reception rooms, perfect for both relaxation and entertaining. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy living room for family gatherings or a stylish dining area for hosting friends. The natural light that floods these rooms creates a bright and airy atmosphere, enhancing the overall appeal of the home.

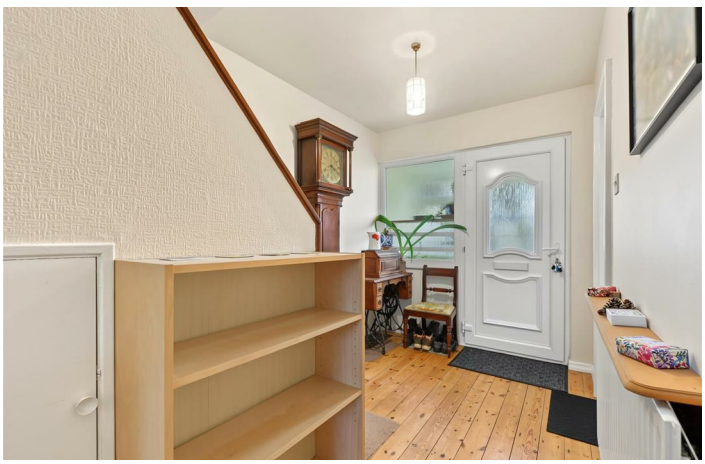
The property boasts three comfortable bedrooms, providing ample space for family members or guests. Each room is designed to offer a peaceful retreat, ensuring restful nights and rejuvenating mornings. The layout is practical and functional, making it easy to adapt the spaces to your needs.

Completing this lovely home is a well-appointed bathroom, designed for both convenience and comfort. It offers all the essential amenities, making daily routines a breeze.

Situated in a desirable location, this house is close to local amenities, schools, and parks, making it an ideal choice for families. The vibrant community of Beeston is known for its friendly atmosphere and excellent transport links, ensuring easy access to Nottingham city centre and beyond.

In summary, this link-detached house on Longleat Crescent is a wonderful opportunity for those seeking a comfortable and inviting home in a sought-after area. With its generous living spaces, three bedrooms, and convenient location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming property your own.





Entrance Porch
A composite entrance door, UPVC double glazed window to the front and side, and UPVC double glazed door with flanking window to the entrance hall.

Entrance Hall
Wooden flooring, radiator, stairs to the first floor, useful understairs storage cupboard, cloak cupboard and doors to the kitchen and lounge.

Lounge
15'8" x 11'11" (4.8m x 3.65m)
Wooden flooring, gas-fire UPVC double glazed window to the front, radiator and opening into the dining room.

Dining Room
10'11" x 9'11" (3.33m x 3.03m)
Wooden flooring, radiator, door to the kitchen and UPVC double glazed sliding doors to the conservatory.

Conservatory
With UPVC double glazed door to the rear and UPVC double glazed windows to the rear and both sides.

Kitchen
13'11" x 7'10" (4.26m x 2.4m)
Fitted with a range of wall, base and drawer units, work surfaces, double sink and drainer unit with mixer tap, space for a cooker, space for a fridge, breakfast bar, UPVC double glazed window to the rear, pantry cupboard, and UPVC double glazed door to the utility room.

Utility
with plumbing for a washing machine, a large built-in storage cupboard, UPVC double glazed door with flanking window to the rear, and doors to the garage and WC.

Downstairs WC
Fitted with a low level WC and UPVC double glazed window to the rear.

Garage
15'8" x 7'11" (4.78m x 2.42m)
With an electric rollup garage door to the front and lighting.

First Floor Landing
UPVC double glazed window to the side, loft hatch and doors to the WC, bathroom and three bedrooms.

Bedroom One
14'0" x 12'0" (4.28m x 3.66m)
Wooden flooring, UPVC double glazed window to the front and radiator.

Bedroom Two
11'5" x 10'11" (3.5m x 3.34m)
A carpeted double bedroom with UPVC double glazed window to the rear and radiator.

Bedroom Three
10'2" x 6'10" (3.1m x 2.1m)
A carpeted bedroom with UPVC double glazed window to the side and radiator.

Bathroom
Comprising a panelled bath with electric shower over, pedestal wash-hand basin, half tiled walls, UPVC double glazed window to the side, wall-mounted heated towel rail, radiator and storage cupboard housing the Worcester combination boiler.

Separate WC
Fitted with a WC and UPVC double glazed window to the side.

Outside
To the front of the property, you will find a lawned garden with a range of mature trees and shrubs, stocked beds and borders and concrete driveway for off-road parking. To the rear of the property you find a private and enclosed well-maintained garden which includes a lawn, a range of mature trees and shrubs, stocked beds and borders, a gravelled footpath, a pond and fence boundaries.

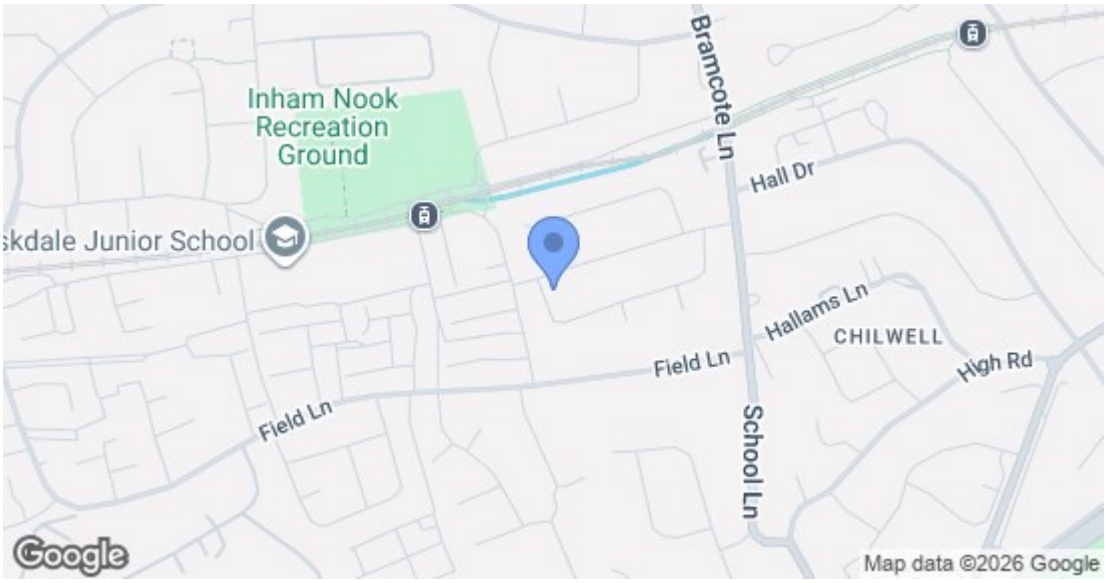
Material Information:
Freehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Solar Panels: Yes- Owned
Building Safety: No Obvious Risk
Restrictions: None
Rights and Easements: None
Planning Permissions/Building Regulations: None
Accessibility/Adaptions: None
Does the property have spray foam in the loft?: No
Has the Property Flooded?: No

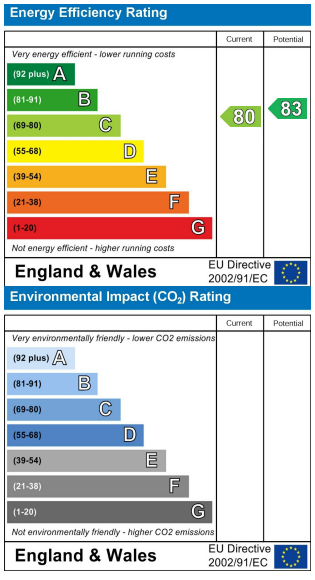
Disclaimer:
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.











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12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
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