Robert Ellis

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Hanslope Crescent
Bilborough, Nottingham NG8 4BG

STUNNING THREE BEDROOM FAMILY HOME!

Guide Price £250,000 Freehold



A beautifully presented three bedroom semi-detached home situated on Hanslope Crescent in the popular residential area of Bilborough. The property offers spacious and well-maintained accommodation throughout, complemented by a gated driveway, garage and a stunning landscaped rear garden, making this an ideal home for a range of buyers looking for a property ready to move straight into.

Upon entering the property, the entrance hallway provides access to the ground floor accommodation and stairs rising to the first floor. The modern bright and spacious lounge is positioned to the front of the property and features a UPVC double glazed bay window, allowing plenty of natural light into the room, with a feature cast iron log burner incorporating a slate hearth and feature wooden beam mantle over providing an attractive focal point to the centre of the room.

From here, a door leads through to a beautifully presented and spacious fitted kitchen, which offers a range of stylish wall and base units incorporating integrated appliances, space for an American-style fridge freezer and Rangemaster cooker, as well as the added benefit of an understairs pantry. The kitchen opens through to the dining area/conservatory, creating a bright and versatile space with French doors opening directly onto the rear garden allowing for outdoor indoor living.

To the first floor, the landing provides access to three bedrooms and the family bathroom. The main bedroom is a well-proportioned double room overlooking the front, with the second bedroom positioned to the rear. The third bedroom offers a versatile space suitable for a child's bedroom, home office or dressing room and benefits from useful over-stairs storage. Completing the accommodation is the bathroom, fitted with a Burlington wash hand basin, WC and an attractive freestanding bath with shower attachment.

Outside, the property enjoys an impressive frontage with a gated driveway providing off-road parking and access to the garage, alongside a lawned garden. To the rear is a stunning enclosed and landscaped garden, incorporating a paved patio dining area, wooden planters and lawn, providing an excellent space for relaxing indoor outdoor living and entertaining during the warmer months.

Hanslope Crescent is conveniently positioned within Bilborough, with the map in the particulars showing nearby amenities including Bilborough Sixth Form College and Melbury Primary School, while the property is also well placed for access towards surrounding areas of Nottingham. The property also benefits from easy access to the M1, and public transport links to Queen's Medical Centre, Nottingham city centre and Bulwell, with a range of amenities and shops close by including those on Bracebridge Drive, as well as Harvey Hadden Sports Village.

An internal viewing is highly recommended to fully appreciate the space, presentation and outside accommodation this lovely family home has to offer.





Entrance Hallway
Composite door to the front elevation, carpeted flooring, staircase leading to the first floor landing, storage cupboard, door leading off to:

Lounge
13'59 x 14'24 approx (3.96m x 4.27m approx)
UPVC double glazed bay window to the front elevation, carpeted flooring, log burner with slate hearth, coving to the ceiling, door leading through to the kitchen.

Kitchen
17'51 x 9'09 approx (5.18m x 2.97m approx)
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, space and point for an American style fridge freezer, space and point for a Rangemaster cooker, UPVC double glazed window to the rear elevation, tiled flooring, tiled splashbacks, understairs pantry, opening through to the dining area/conservatory.

Dining Area/Conservatory
8'54 x 8'08 approx (2.44m x 2.64m approx)
UPVC double glazed windows surrounding, UPVC double glazed French doors leading out to the rear garden, tiled flooring, power and lighting.

First Floor Landing
Carpeted flooring, storage cupboard housing the gas combination boiler, doors leading off to:

Bedroom One
12'75 x 9'65 approx (3.66m x 2.74m approx)
Laminate flooring, UPVC double glazed window to the front elevation, wall mounted radiator, coving to the ceiling.

Bedroom Two
10'31 x 9'29 approx (3.05m x 2.74m approx)
Carpeted flooring, UPVC double glazed window to the rear elevation, wall mounted radiator.

Bedroom Three
7'31 x 9'63 approx (2.13m x 2.74m approx)
Carpeted flooring, UPVC double glazed window to the front elevation, wall mounted radiator, over stairs storage.

Currently utilised as a dressing room with no fixed or integrated wardrobes allowing for versatile accommodation subject to the buyers needs and requirements.

Bathroom
Tiled flooring, tiled splashbacks, UPVC double glazed window to the rear elevation, WC, Burlington handwash basin with separate hot and cold taps, freestanding bath with mixer tap and shower attachment, spotlights to the ceiling.

Front of Property
To the front of the property there is a gated driveway providing off the road parking, access to the garage and laid to lawn with fencing to the boundaries.

Garage
Up and over door to the front elevation.

Rear of Property
To the rear of the property there is an enclosed landscaped rear garden with paved patio area, wooden planters with steps leading to artificial lawn adding ease of maintenance, external water tap, external power outlet, fencing to the boundaries, gated access to the front of the property.

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, Virgin
Broadband Speed: Standard 5mbps Ultrafast 5500mbps
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















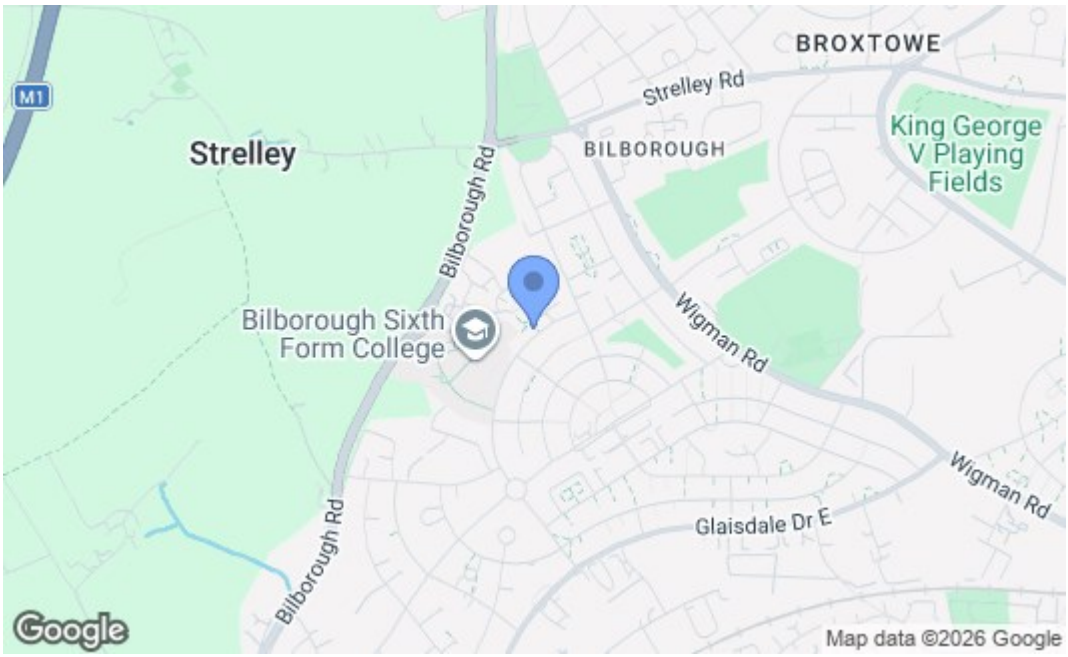

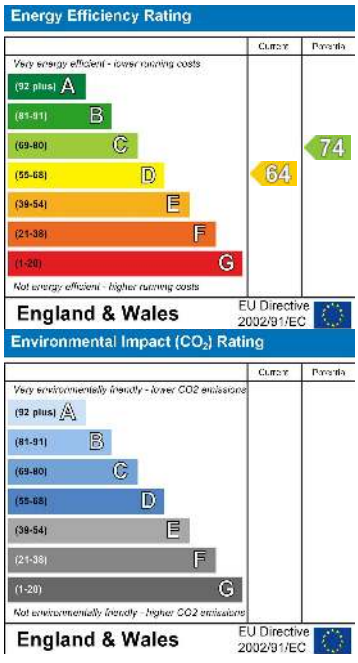

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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