Robert Ellis

look no further. . .







Christina Crescent
, Nottingham NG6 8SH

A STUNNING FAMILY HOME FOR SALE !

Offers In The Region Of £300,000 Freehold

0115 648 5485

/robertellisestateagent

@robertellisea



SPACIOUS THREE-BEDROOM DETACHED FAMILY HOME WITH CONSERVATORY AND GARAGE…

Robert Ellis Estate Agents are delighted to bring to the market this well-presented three-bedroom detached home on Christina Crescent. The accommodation comprises an entrance hallway, spacious lounge, separate dining room with log burner, conservatory overlooking the garden and a fitted kitchen complete with integrated appliances and breakfast bar. Upstairs, there are three bedrooms, with built-in wardrobes to both doubles, alongside a modern family bathroom featuring twin vanity sinks, a Jacuzzi bath and rainfall shower.

Externally, the property benefits from a generous driveway providing off-road parking for multiple vehicles, an EV charging point and access to the garage. To the rear is an enclosed garden with lawn, patio seating areas and a variety of mature plants and shrubs.

A fantastic family home offering generous and versatile living space throughout, with an internal viewing highly recommended.





Entrance Hallway
UPVC entrance door and two UPVC double glazed windows either side all with fitted blinds, staircase leading to the first floor landing, carpeted flooring, wall mounted radiator, understairs storage, doors leading off to:

Lounge
12'75 x 12'14 approx (3.66m x 3.66m approx)
UPVC double glazed window to the front elevation with fitted blinds, coving to the ceiling, carpeted flooring, fireplace, wall mounted radiator.

Dining Room
11'67 x 12'12 approx (3.35m x 3.66m approx)
Carpeted flooring, wall mounted radiator, coving to the ceiling, log burner, UPVC double glazed sliding door to the conservatory.

Conservatory
11'37 x 10'21 approx (3.35m x 3.05m approx)
UPVC double glazed windows surrounding, UPVC double glazed door to the rear elevation, wall mounted radiator, laminate flooring, power and lighting.

Kitchen
15'13 x 7'74 approx (4.57m x 2.13m approx)
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, integrated microwave, oven with four ring induction hob over and extractor hood above, integrated fridge freezer, wine cooler, integrated slimline dishwasher, integrated washing machine, tiling to the floor, tiled splashbacks, vertical wall mounted radiator, breakfast bar, housing the boiler, UPVC double glazed door leading to the rear garden with fitted blinds, UPVC double glazed window to the rear elevation with fitted blinds.

First Floor Landing
Carpeted flooring, access to the loft with extended hatch, UPVC double glazed window to the side elevation, electric heater, doors leading off to:

Loft
Loft Ladder, Boarded, Light & Power

Bedroom One
12'82 x 10'63 approx (3.66m x 3.05m approx)
UPVC double glazed window to the front elevation, built-in wardrobes and vanity unit, wall mounted radiator, carpeted flooring, coving to the ceiling.

Bedroom Two
9'64 x 11'64 approx (2.74m x 3.35m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring, coving to the ceiling, built-in wardrobes and vanity unit.

Bedroom Three
8'12 x 7'44 approx (2.44m x 2.13m approx)
UPVC double glazed window to the front elevation, over the stairs storage, wall mounted radiator, carpeted flooring, coving to the ceiling.

Bathroom
5'27 x 7'99 approx (1.52m x 2.13m approx)
Tiled flooring, UPVC splashbacks, spotlights to the ceiling, integrated LED lights, heated towel rail, wall mounted illuminated mirror, his and hers vanity wash hand basins with mixer taps, WC, L-shaped jacuzzi bath with mixer tap and mains fed rainfall shower over.

Outside

Front of Property
To the front of the property there is a driveway providing off the road parking for multiple cars featuring an EV charger, artificial lawn, to the boundaries there are walls, fencing and hedging.

Garage
Up and over door to the front elevation, power and lighting, UPVC double glazed window to the side elevation, UPVC door to the side elevation.

Rear of Property
To the rear of the property there is an enclosed rear garden with patio area, steps leading to further patio, laid to lawn, a range of mature plants and shrubbery planted throughout, outdoor water tap, fencing to the boundaries.

Agents Notes: Additional Information
Council Tax Band: D
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 4mbps 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





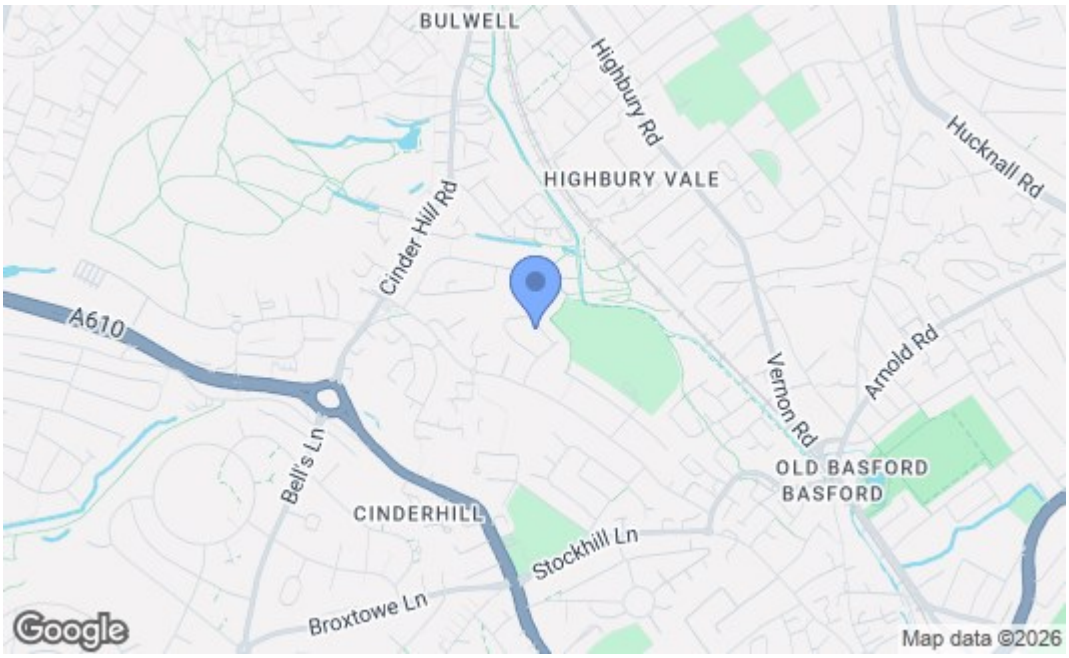


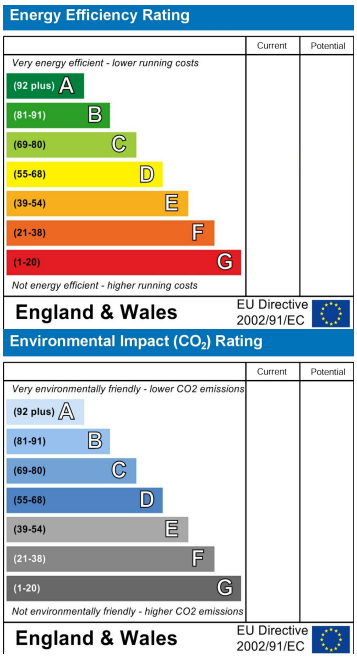












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

78 Front Street, Arnold, Nottinghamshire, NG5 7EJ
arnold@robertellis.co.uk
0115 648 5485