Robert Ellis

look no further. . .







Mosswood Crescent
Bestwood, Nottingham NG5 5SU

SPACIOUS THREE BEDROOM END TERRACED FAMILY HOME

£190,000 Freehold

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Robert Ellis Estate Agents are delighted to present this spacious three bedroom end-terraced family home, situated in the popular residential area of Bestwood. Offering generous accommodation throughout, including a substantial lounge diner, conservatory, fitted kitchen and driveway parking, the property is ideally suited to first-time buyers, growing families and those looking for a well-proportioned home with excellent outdoor space.

The accommodation begins with a welcoming entrance hallway, benefiting from a useful storage cupboard and stairs leading to the first floor. From here, access is provided to the impressive lounge diner, extending over 23ft in length and offering ample space for both comfortable seating and family dining. A feature electric fire creates an attractive focal point, while sliding doors lead directly into the conservatory.

The conservatory provides a versatile additional reception space, ideal for relaxing, entertaining or use as a playroom, with French doors opening directly onto the rear garden. The fitted kitchen extends approximately 17ft and offers a range of wall and base units, an integrated double oven, four-ring gas hob, space and plumbing for both a dishwasher and washing machine, space for a fridge freezer and useful understairs storage.

To the first floor are three well-proportioned bedrooms. The principal bedroom benefits from built-in wardrobes, while bedroom two also features fitted wardrobes and a vanity unit. Bedroom three provides a versatile space suitable for a child's bedroom, guest room or home office. Completing the accommodation is a wet-room-style bathroom fitted with an electric shower, WC and wash hand basin. The loft is accessed via a ladder and is partially boarded, providing useful additional storage.

Externally, the property benefits from a driveway to the front providing off-road parking. To the rear is a generous enclosed garden featuring patio and lawned areas, a garden shed and gated access to the front, creating an excellent outdoor space for families and entertaining.

Situated within easy reach of Arnold, Bestwood and surrounding areas, this spacious home represents an excellent opportunity for first-time buyers and families looking for generous accommodation and outside space. Early viewing is highly recommended.





Entrance Hallway
Double glazed aluminium entrance door to the front elevation, carpeted flooring, wall mounted radiator, storage cupboard, staircase leading to the first floor landing, doors leading off to:

Lounge Diner
23'38 x 10'78 approx (7.01m x 3.05m approx)
Double glazed window to the front elevation, coving to the ceiling, carpeted flooring, wall mounted radiator, electric fire with tiled hearth and wooden surround, serving hatch to the kitchen, double glazed sliding door to the conservatory.

Conservatory
10'91 x 10'45 approx (3.05m x 3.05m approx)
Tiled flooring, double glazed windows surrounding, double glazed French doors leading out to the rear garden, power and lighting.

Kitchen
17' x 7'47 approx (5.18m x 2.13m approx)
A range of wall and base units incorporating a sink and drainer unit with mixer tap, space and plumbing for a dishwasher, space and plumbing for a washing machine, four ring gas hob with extractor hood over, integrated double oven, space and point for fridge freezer, tiled flooring, tiled splashbacks, double glazed windows to rear and side elevations, double glazed door to the side elevation, understairs storage, serving hatch, coving to the ceiling, recessed spotlights to the ceiling.

First Floor Landing
Access to the loft, storage cupboard housing the hot water tank, doors leading off to:

Loft
Loft ladder and partially boarded.

Bedroom One
11'24 x 9'83 approx (3.35m x 2.74m approx)
Double glazed window to the front elevation, wall mounted radiator, carpeted flooring, built-in wardrobes.

Bedroom Two
10'79 x 9'96 approx (3.05m x 2.74m approx)
Double glazed window to the rear elevation, wall mounted radiator, carpeted flooring, built-in wardrobes and vanity unit.

Bedroom Three
11'24 x 5'29 approx (3.35m x 1.52m approx)
Double glazed window to the front elevation, wall mounted radiator, carpeted flooring, built-in storage.

Bathroom
Wet room style bathroom incorporating tiled splashbacks, two double glazed windows to the rear, wall mounted radiator, WC, handwash basin with separate hot and cold taps, electric shower.

Outside

Front of Property
To the front of the property there is a driveway providing off the road parking.

Rear of Property
To the rear of the property there is an enclosed rear garden with patio area, lawned area, shed, gated access to the front of the property, fencing to the boundaries.

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 14mbps 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



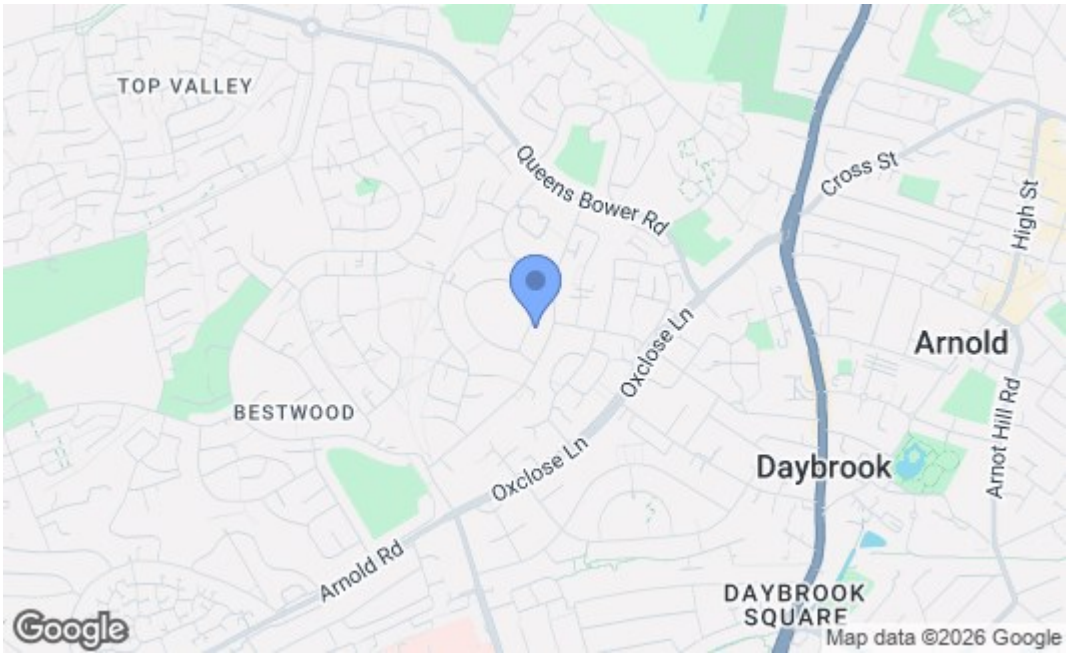


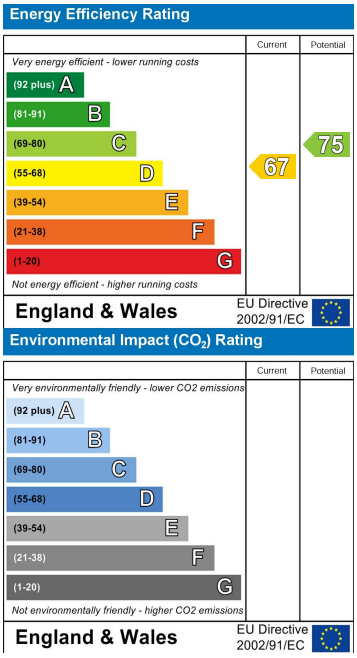












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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