Robert Ellis

look no further. . .







Mildenhall Crescent
, Nottingham NG5 5RS

A RENOVATED THREE BEDROOM HOME FOR SALE!

Asking Price £220,000 Freehold

0115 648 5485

/robertellisestateagent @robertellisea



Robert Ellis Estate Agents are delighted to bring to the market this THREE BEDROOM SEMI-DETACHED FAMILY HOME, situated on Mildenhall Crescent in a popular and convenient location in Nottingham. Offering spacious accommodation, a modern kitchen and bathroom, off-road parking and a generous rear garden, this property is perfect for first-time buyers, couples and growing families alike.

Upon entering the property, you are welcomed into an entrance hallway leading through to the spacious lounge diner, offering plenty of room for both relaxing and entertaining. French doors open directly onto the rear garden, allowing natural light to flood the room. The modern fitted kitchen benefits from a range of wall and base units, integrated oven and hob, a breakfast bar and access to the rear garden.

To the first floor are three bedrooms, two of which are good-sized doubles, with useful built-in storage in two of the rooms. Completing the accommodation is a modern family bathroom featuring a stylish three-piece suite with a shower over the bath.

Outside, the property benefits from a gated driveway providing off-road parking. To the rear is a generous enclosed garden, featuring a decked seating area, steps leading down to a lawn and a useful storage shed, offering fantastic space for families and outdoor entertaining.

Situated within easy reach of Arnold town centre, the property enjoys convenient access to a variety of shops, supermarkets, schools and local amenities. There are also nearby transport links providing access to Nottingham City Centre and surrounding areas.

AN IDEAL FAMILY HOME THAT MUST BE VIEWED TO BE FULLY APPRECIATED!







Entrance Hallway
Composite front door to the front elevation, giving access to the entrance hallway, carpeted flooring, wall mounted radiator, staircase to the first floor landing, door leading off to lounge-diner.

Lounge-Diner
10'69 x 21'7 approx (3.05m x 6.58m approx)
UPVC double glazed window to the front elevation, UPVC double glazed French door to the rear elevation providing access to the rear garden, carpeted flooring, wall mounted radiator, door leading to the kitchen.

Kitchen
17'8 x 7'44 approx (5.38m x 2.13m approx)
A range of wall and base units and drawers incorporating laminate worksurfaces over, one and a half bowl Stainless Steel sink with drainer and swan mixed tap over, tiled splashbacks, integrated oven with four electric hobs and Stainless Steel extractor hood above, space and point for automatic washing machine, breakfast bar with wall mounted radiator below, UPVC double glazed windows to the side elevation, UPVC double glazed door to the rear elevation giving access to rear garden, built-in storage, spotlights to ceiling.

First Floor Landing
9'4 x 3'2 approx (2.84m x 0.97m approx)
Carpeted flooring, storage cupboard, loft access hatch, doors leading off to:

Bedroom One
9'74 x 11'18 approx (2.74m x 3.35m approx)
UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator, built-in cupboard providing useful storage space.

Bedroom Two
10'18 x 10'57 approx (3.05m x 3.05m approx)
UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator.

Bedroom Three
11'13 x 5'12 approx (3.35m x 1.52m approx)
UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator, built-in cupboard providing useful storage space.

Bathroom
6'61 x 7'34 approx (1.83m x 2.13m approx)
UPVC double glazed window to the rear elevation, tiled flooring, tiled splashbacks, white three piece suite comprising panelled l-shaped bath with mixer tap and mains shower over, floating vanity hand wash basin with mixer tap above, low level flush WC, heated towel rail, spotlights on ceiling.

Front of Property
To the front of the property there is a gated driveway providing off the road parking, with gated access to the rear of the property.

Rear of Property
To the rear of the property there is an decked area with stairs leading to lawn garden with fencing and hedges to the boundaries, gates access to the front of the property, storage shed

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 13mbps 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











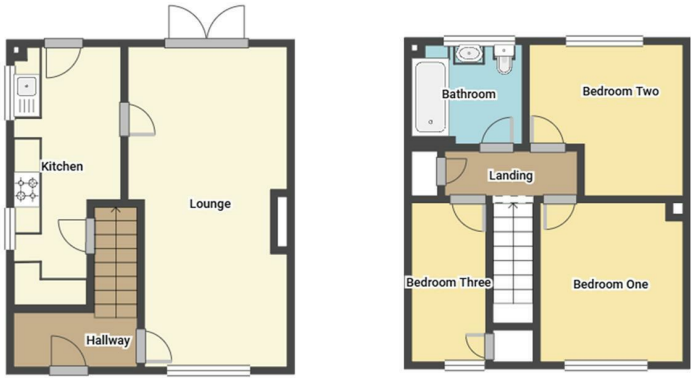

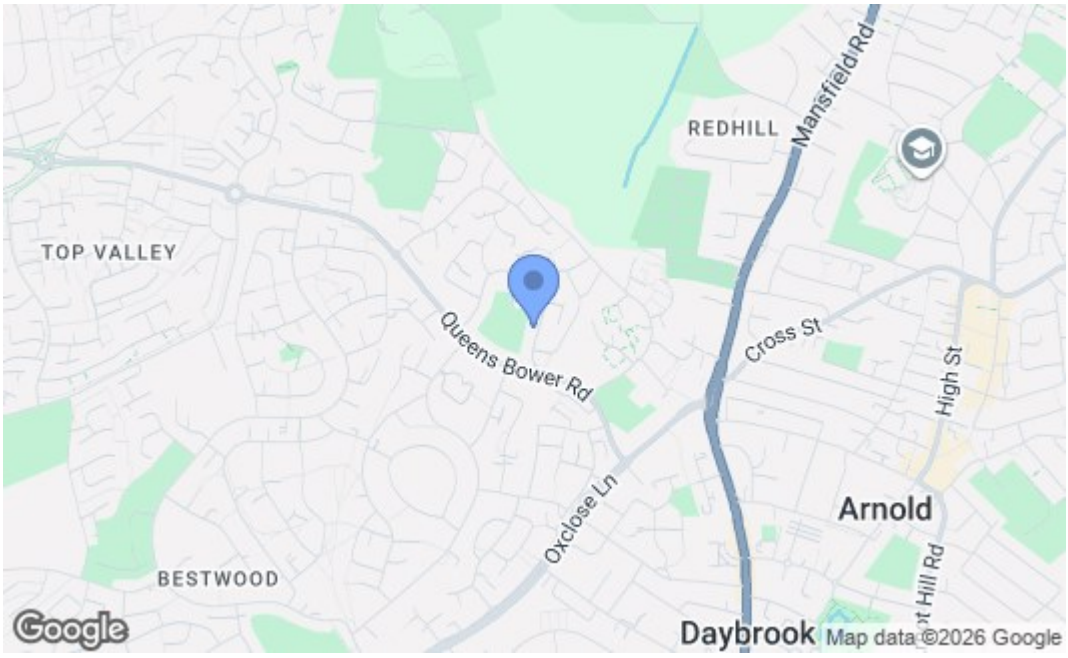

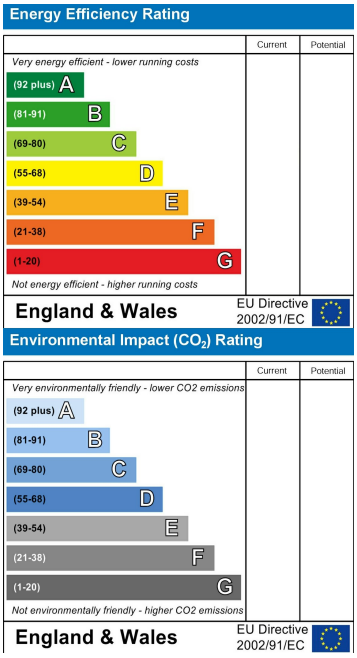

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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