



**Denewood Crescent
Broxtowe, Nottingham NG8 3BZ**

A MODERNISED TWO DOUBLE BEDROOM,
MID TERRACED FAMILY HOME SITUATED
IN BROXTOWE, NOTTINGHAM.

Offers Over £180,000 Freehold



** GUIDE PRICE £190,000 - £200,000 **

Robert Ellis Estate Agents are delighted to offer to the market this IMMACULATE, TWO DOUBLE BEDROOM, MID TERRACE FAMILY HOME situated in BROXTOWE, NOTTINGHAM.

Situated in this popular and convenient residential location, readily accessible for a range of local shops and amenities including schools and transport links, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including first time buyers, your professionals and investors.

The home has been modernised throughout to a high standard, allowing prospective buyers to move in with ease.

Upon entry, you are welcomed into the hallway which leads through to the lounge and newly fitted kitchen with breakfast bar area and under stair storage cupboard. The ground floor also hosts the utility room which is access from the outside of the property. Stairs lead to landing, first double bedroom, second double bedroom and modern family bathroom benefitting from a three piece suite.

To the rear is an enclosed garden which has been landscaped with laid to lawn, decking, flower beds and spaces for shed/storage. The front of the home offers gated access to the newly modernised driveway.

A viewing is HIGHLY RECOMMENDED to appreciate the HIGH QUALITY and SIZE of this fantastic property- Contact the office to arrange your viewing before it is too late!



Front of Property

To the front of the property there is a gated driveway providing off the road parking and a gated pathway leading to the front entrance door. Fencing surrounding

Entrance Hallway

Lounge

16'4" x 12'5" approx (5 x 3.8 approx)

UPVC double glazed window to the front elevation. Feature tall wall mounted radiator. Ceiling light point. Coving to the ceiling. Internal door leading into Kitchen

Kitchen

16'4" x 9'2" approx (5 x 2.8 approx)

UPVC double glazed windows to the rear elevation. Wall mounted radiator. Recessed spotlights to the ceiling. Range of contemporary wall base and drawers units incorporating worksurfaces above. Breakfast bar with ample seating space. Integrated oven with 4 ring integrated hob above with splash back and extractor unit above. Stainless steel sink and drainer unit with dual heat tap above. Space and point for under counter fridge and freezer. Wall mounted Ideal boiler unit. Door to the rear elevation leading to the enclosed rear garden

Utility Room

6'2" x 2'11" approx (1.9 x 0.9 approx)

Ceiling light point. Space and plumbing for automatic washing machine. Space and point for freestanding tumble dryer. Door to the rear elevation leading to the enclosed rear garden

Store

13'1" x 2'11" approx (4 x 0.9 approx)

Ceiling light point. Ample additional storage space

First Floor Landing

Carpeted flooring. Ceiling light point. Loft access hatch. Internal doors leading into Bedroom 1, 2 and Family Bathroom

Bedroom 1

16'4" x 10'9" approx (5 x 3.3 approx)

UPVC double glazed window to the front elevation. Wall

mounted radiator. Ceiling light point. Internal door leading into walk-in wardrobe (2.3 x 0.9 m approx)

Bedroom 2

10'9" x 11'1" approx (3.3 x 3.4 approx)

UPVC double glazed window to the front elevation. Wall mounted radiator. Ceiling light point. Built-in storage cupboard

Family Bathroom

7'6" x 8'6" approx (2.3 x 2.6 approx)

UPVC double glazed window to the rear elevation. Wall mounted radiator. Ceiling light point. Modern white 3 piece suite comprising of a P shaped bath with dual heat tap, wall mounted electric shower, vanity wash hand basin with dual heat tap and built in storage cupboard below and a low level flush WC

Rear of Property

To the rear of the property there is a good sized low maintenance rear garden with a large decked area with ample space for outdoor seating and dining, laid to lawn area and several gravel areas. Space for shed. Fencing surrounding

Council Tax

Local Authority Nottingham

Council Tax band A

Agents Notes: Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 7mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone, EE, Three

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defences – No

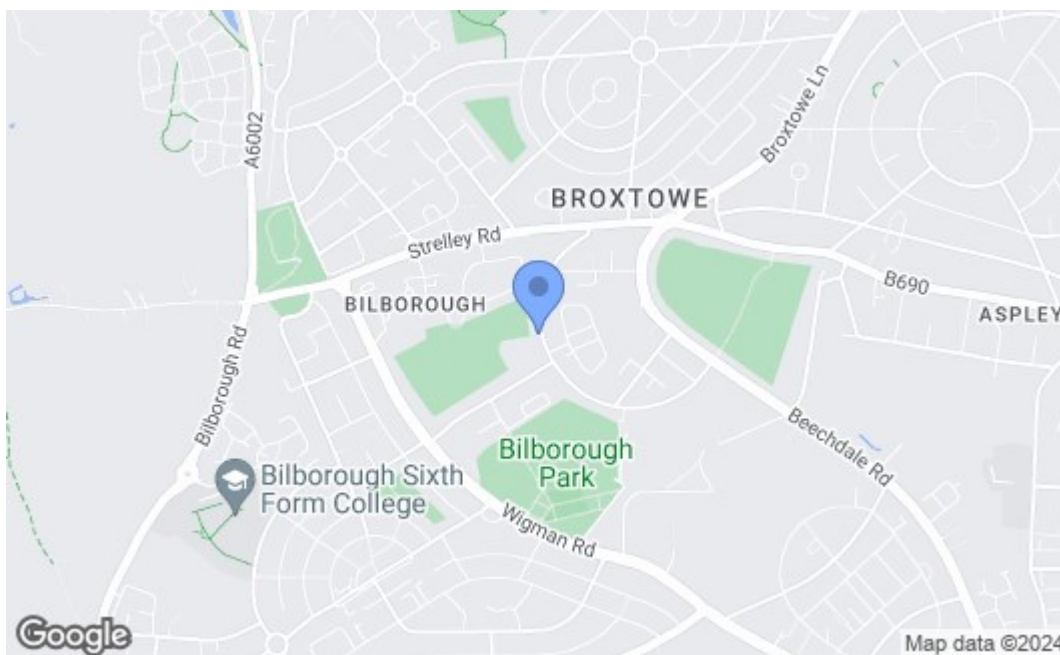
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.