

HoldenCopley

PREPARE TO BE MOVED

Cromwell Crescent, Lambley, Nottinghamshire NG4 4PJ

Guide Price £300,000

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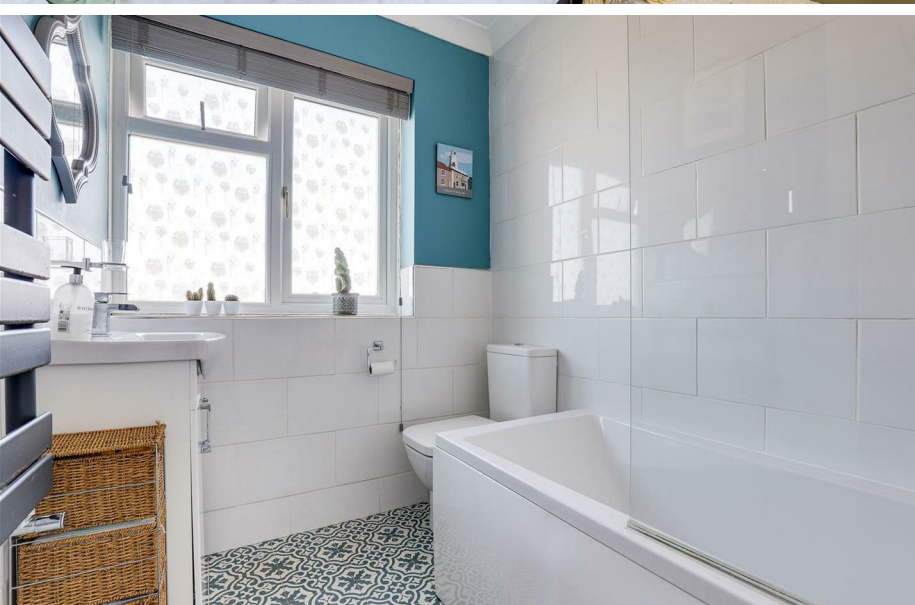
GUIDE PRICE... £300,000 - £325,000

LOCATION, LOCATION, LOCATION...

This well-presented three-bedroom semi-detached house is tucked away in a peaceful, sought-after village surrounded by beautiful open countryside, yet remains conveniently close to a range of local amenities, and schools. Boasting spacious and versatile accommodation throughout, this property would make an ideal purchase for any growing family. To the ground floor, you are welcomed by an entrance hall leading into a cosy living room, a modern fitted kitchen/diner with ample storage and dining space, and a bright conservatory overlooking the rear garden. Completing the ground floor is a useful utility room and a convenient W/C. Upstairs, the first floor hosts three generously sized bedrooms all serviced by a stylish three-piece bathroom suite. Outside, the property benefits from a driveway to the front with gated access to the rear, where you will find a fantastic, south-facing tiered garden featuring a well-maintained lawn and two spacious paved patio areas, perfect for entertaining or enjoying the warmer months. The property is further enhanced by leased solar panels, offering eco-friendly energy solutions and potential savings on electricity bills.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Cosy Living Room
- Modern Fitted Kitchen/Diner
- Conservatory & Utility Room
- Ground Floor W/C & Three Piece Bathroom Suite
- Off-Street Parking & Garage
- Tiered South Facing Garden
- Fantastic Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'10" x 6'0" (3.92m x 1.85m)

The entrance hall has tile-effect flooring, carpeted stairs, a radiator, coving to the ceiling, a UPVC double-glazed window to the front elevation, a single UPVC door providing access into the accommodation.

Living Room

12'8" x 12'5" (3.88m x 3.80m)

The living room has wood-effect flooring, a feature exposed brick chimney breast with an alcove and a hearth, a radiator, coving to the ceiling, and a UPVC double glazed window to the rear elevation.

Kitchen/Diner

10'4" x 18'10" (3.15m x 5.76m)

The kitchen/diner has a range of fitted base and wall units with stone-effect worktops, an integrated composite sink and a half with a swan neck mixer tap, an integrated five-ring gas hob with a splashback and a stainless steel extractor fan, an integrated oven and microwave, an integrated fridge freezer, an integrated dishwasher, wood-effect flooring, a vertical radiator, space for a dining table, a UPVC double-glazed window to the front elevation, and double French doors leading into the conservatory.

Conservatory

7'11" x 18'3" (2.43m x 5.57m)

The conservatory has wood-effect flooring, a radiator, a polycarbonate roof, full-length UPVC double-glazed windows to the side and rear elevations, and double French doors leading out to the rear garden.

Utility Room

4'11" x 6'3" (1.52m x 1.93m)

The utility room has fitted base and wall units with a worktop, wood-effect flooring, and a single UPVC door leading out to the side of the property.

W/C

9'3" x 4'9" (2.83m x 1.46m)

This space has a low level flush W/C, a wall-mounted wash basin, a radiator, wood-effect flooring, partially panelled walls, an in-built storage cupboard, recessed spotlights, and a UPVC double-glazed window to the side elevation.

FIRST FLOOR

Landing

7'9" x 7'6" (2.37m x 2.30m)

The landing has carpeted flooring, a radiator, coving to the ceiling, access to the loft with lighting via a drop down ladder, a UPVC double-glazed window to the front elevation, and provides access to the first floor accommodation.

Master Bedroom

11'1" x 12'8" (3.39m x 3.88m)

The main bedroom has carpeted flooring, a radiator, coving to the ceiling, and a UPVC double-glazed window to the rear elevation.

Bedroom Two

11'1" x 10'4" (3.38m x 3.15m)

The second bedroom has carpeted flooring, a radiator, in-built storage cupboards, an open storage alcove, and a UPVC double-glazed window to the rear elevation.

Bedroom Three

7'6" x 9'6" (2.29m x 2.91m)

The third bedroom has carpeted flooring, a radiator, an inbuilt storage wardrobe, and a UPVC double-glazed window to the front elevation.

Bathroom

5'6" x 7'5" (1.69m x 2.27m)

The bathroom has a low level dual flush W/C, a vanity style wash basin with a mixer tap, a panelled bath with a wall-mounted handheld and rainfall shower fixture and a glass shower screen, tile-effect flooring, partially tiled walls, a heated towel rail, coving to the ceiling, and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking, gated access to the rear of the property, mature planting, and fence panelled boundaries.

Rear

To the rear of the property is a tiered garden with two paved patio seating areas and a lawn, a garage, a mature planted border, and fence-panelled boundaries.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)
- 220 Mbps (Highest available upload speed)
- Phone Signal – Some 5G and all 4G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Very low risk of flooding
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band C

This information was obtained through the directgov website, HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold.

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

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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