



Ullswater Crescent,  
Bramcote, Nottingham  
NG9 3BE

**£367,500 Freehold**



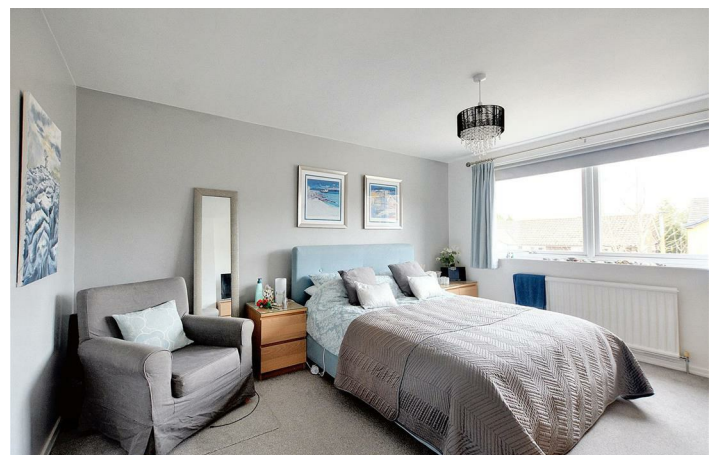
An immaculately presented and extended three bedroom linked-detached house with a garage.

Situated in this sought-after and well established residential location, within easy reach of a range of local shops and amenities including schools, transport links, Beeston Town Centre and the A52 and M1 for journeys further afield, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including young professionals and families.

In brief the internal accommodation comprises; porch, entrance hall, open plan lounge diner with an extended sitting area to the rear, kitchen and WC to the ground floor, with two good sized double bedrooms, a further large single bedroom and family bathroom to the first floor.

To the front of the property you will find a small landscaped garden with a gravelled and bark area with mature shrubs, a generous driveway offering ample car standing leading to the garage, and to the rear you will find a south facing private and enclosed garden which includes a patio with a artificial lawned area beyond, steps down to the lower part of the garden, where you will find a second patio and a garden pond, a range of mature trees and shrubs, stocked beds and borders, private bin storage area and fenced boundaries.

Having been upgraded throughout by the current vendors, benefitting from an extension to the rear, modern and contemporary kitchen and bathroom, new UPVC double glazing and gas central heating, this excellent property is well worthy of an internal viewing in order to be fully appreciated.



### Porch

UPVC double glazed sliding door with flanking windows, vinyl flooring and secondary door with flanking window leading to the entrance hall.

### Entrance Hall

With laminate flooring, stairs to the first floor landing, radiator, useful under stair storage cupboard, a cloak cupboard and doors to the WC, kitchen and lounge diner.

### Lounge Diner

25'3" x 11'0" (7.7m x 3.37m )

A carpeted open plan reception space with UPVC double glazed window to the front, two radiators, gas fire with marble surround and hearth and opening leading to the extended snug area.

### Snug Area

10'2" x 8'0" (3.12m x 2.46m )

Engineered wood flooring, electronic opening Velux window with integrated blind and rain sensor, contemporary radiator, UPVC double glazed window to the rear and UPVC double glazed bi-fold door leading to the rear garden.

### Kitchen

13'11" x 7'10" (4.26m x 2.39m )

Fitted with a range of modern wall, base and drawer units in white, work surfaces, Smeg sink with drainer and mixer tap, integrated electric oven with electric hob and extractor fan over, integrated fridge freezer, washing machine and dishwasher, vinyl flooring, UPVC double glazed window to the rear and UPVC double glazed door to the side.

### WC

Fitted with a low level WC, wall mounted wash hand basin, vinyl flooring, tiled splashback and UPVC double glazed window to the side.

### First Floor Landing

UPVC double glazed window to the side and doors leading into the bathroom and three bedrooms.

### Bedroom One

13'8" x 12'0" (4.17m x 3.68m )

A carpeted double bedroom with fitted wardrobes, UPVC double glazed window to the front and radiator.

### Bedroom Two

11'0" x 9'8" (3.36m x 2.97m )

A carpeted double bedroom with a built in wardrobe, UPVC double glazed window to the rear and radiator.

### Bedroom Three

10'4" x 6'11" (3.17m x 2.11m )

A carpeted bedroom with built in wardrobe, UPVC double glazed window to the side and radiator.

### Bathroom

Incorporating a three piece suite comprising; L-shaped bath with electric shower over, wash hand basin inset to vanity unit, low level WC, vinyl flooring, tiled splashbacks, spotlights to ceiling, extractor fan, access to the fully boarded insulated loft with lighting, and two UPVC double glazed windows to the side.

### Outside

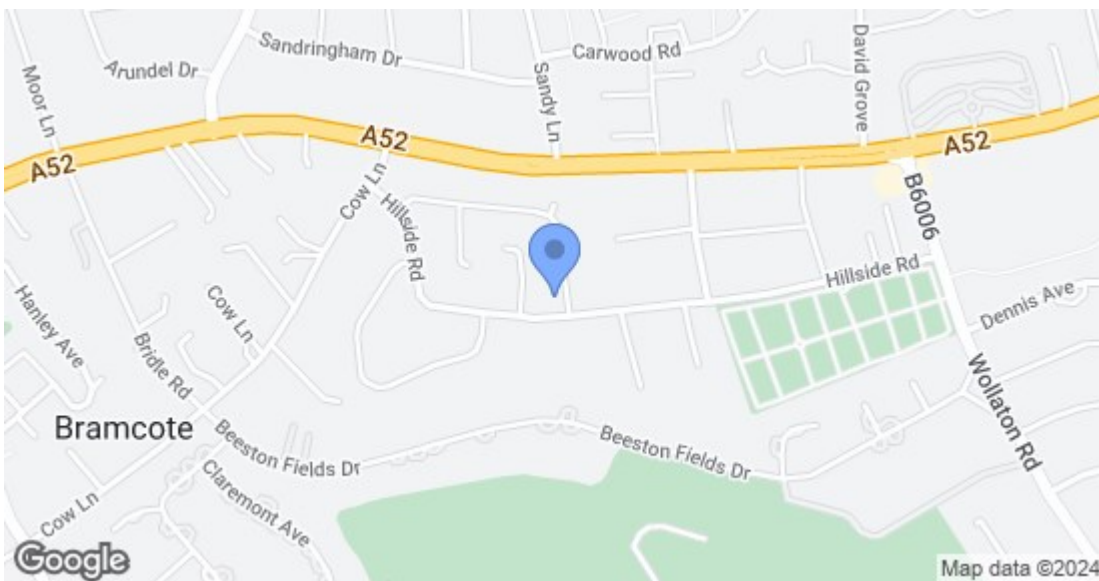
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### Garage

14'11" x 8'9" (4.57m x 2.67m )

With up and over door to the front, wall mounted combination boiler, light and power and pedestrian door the rear.





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(81-91) B	
(69-80) C	69
(55-68) D	
(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 <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.