



**Edmonstone Crescent, Bestwood, Nottingham, NG5 5UW**  
£250,000 Freehold



# Edmonstone Crescent, Bestwood

4 Bedrooms, 2 Bathroom

£250,000

- Four Bedroom Town House
- Deceptively Spacious
- No Onward Chain
- Neutral Finish Throughout
- Driveway & Garage
- Master Bedroom With En-Suite
- Freehold

Situated in this popular residential development this deceptively spacious four bedroom town house is being offered with no onward chain and early viewing is strongly recommended. The accommodation comprises of an entrance hall, cloakroom, fitted kitchen and spacious lounge/diner with French Doors to the rear garden. To the first floor are four well proportioned bedrooms (master with en-suite shower room) and a family bathroom. Externally, the property enjoys an enclosed, west facing rear garden and a driveway leading to a single garage.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	73   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**HALLWAY** Accessed via an external door with wood effect laminate flooring, wall mounted radiator, stairs rising to the first floor and ceiling light.

**CLOAKROOM** With a low flush w.c., corner half pedestal wash hand basin, wood effect laminate flooring, wall mounted radiator, opaque uPVC double glazed window to the front elevation and ceiling light.

**KITCHEN** 10' x 7' 7" (3.05m x 2.31m) Comprising of a range of fitted high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer, splash back tiling, integrated electric oven, inset gas hob with extractor hood over, washing machine and dishwasher plumbing, wood effect laminate flooring, wall mounted radiator, uPVC double glazed window to the front elevation and ceiling light.

**LOUNGE/DINER** 14' 10" x 14' 8" (4.52m x 4.47m) With a fitted carpet, wall mounted radiator, uPVC double glazed window to the rear elevation and French Doors to the rear garden, under stairs storage cupboard and

two ceiling lights.

**LANDING** With a fitted carpet, wall mounted radiator, loft hatch and ceiling light.

**MASTER BEDROOM** 13' 1" x 10' 11" (3.99m x 3.33m) With a fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator, over stairs storage cupboard and ceiling light.

**EN-SUITE** Comprising of a shower enclosure with a mains fed mixer bar shower, low flush w.c., pedestal wash hand basin, wood effect vinyl floor covering, wall mounted radiator, part wall tiling, opaque uPVC double glazed window to the front elevation and ceiling light.

**BEDROOM TWO** 15' 4" x 8' 4" (4.67m x 2.54m) With a fitted carpet, wall mounted radiator, uPVC double glazed window to the front elevation and ceiling light.

**BEDROOM THREE** 11' 8" x 7' 11" (3.56m x 2.41m) With a fitted carpet, wall mounted radiator, uPVC

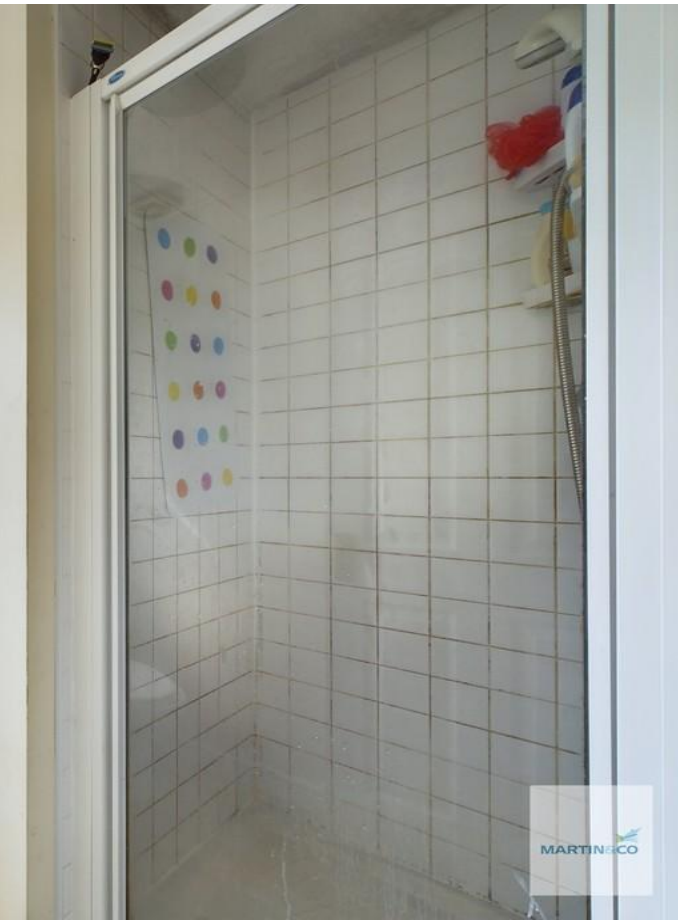
double glazed window to the rear elevation and ceiling light.

**BEDROOM FOUR** 9' 8" x 8' 5" (2.95m x 2.57m) With a fitted carpet, wall mounted radiator, uPVC double glazed window to the rear elevation and ceiling light.

**BATHROOM** Comprising of a panelled bath, low flush w.c., pedestal wash hand basin, wood effect vinyl floor covering, wall mounted radiator, part wall tiling, opaque uPVC double glazed window to the rear elevation and ceiling light.

**EXTERNAL** The property enjoys an enclosed, west facing rear garden which is mainly laid to lawn with a fenced boundary and gate access. Also to the rear of the property is a driveway leading to a single garage with up and over door. To the front is a small laid to lawn garden with an array of mature shrubs.







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