



Harcourt Crescent  
Nuthall Nottingham





# Harcourt Crescent Nuthall Nottingham NG16 1AZ

for sale offers over  
**£250,000**



## Property Description

A beautiful three bedroom link detached family home located in the popular residential location of Nuthall. Harcourt crescent conveniently situated in close proximity to shops, schools, bus routes and major road links and is located on a cul-de-sac. The property is set back from the road with a driveway to the front and single garage/snug; the internal accommodation comprises of an entrance hallway, lounge, fitted kitchen leading to the dining area. To the first floor are three well-proportioned bedrooms and a fitted family bathroom. The property is gas centrally heated via a combination boiler. Viewings are essential, so please give us a call today!

## Entrance Hall

The property is entered via UPVC front entrance door leading into the hallway where there is stairs leading to the first floor and door leading into the lounge.

## Lounge

11' 4" max x 14' 1" (3.45m max x 4.29m)

Having UPVC double glazed window to the front elevation, coving to the ceiling, feature brick wall with gas fire, tiled hearth and oak mantle over, laminate flooring and archway into the dining area.

## Dining room

7' 7" x 12' 1" (2.31m x 3.68m)

The dining area has laminate flooring, coving to the ceiling, UPVC double glazed patio doors to the rear elevation and open access to the kitchen.

## Kitchen

12' 1" x 8' (3.68m x 2.44m)

The kitchen is fitted with matching wall and base units with work surfaces over, inset one and a quarter sink and drainer with mixer tap over, integrated electric oven with electric hob and cooker hood over, space for under counter fridge, laminate flooring, UPC double glazed window to the rear elevation and door giving access to the snug/garage.

## Snug

8' 9" x 11' 3" (2.67m x 3.43m)

The Snug is currently being used as a home gym and has UPVC double glazed door to the rear elevation, UPVC double glazed window to the rear elevation, laminate flooring and door leading to the garage/store.

### First Floor Landing

Having doors off giving access to the the bedrooms and bathroom.

### Bedroom One

9' 1" x 14' 3" ( 2.77m x 4.34m )

Having UPVC double glazed window to the front elevation, carpet flooring and a radiator.

### Bedroom Two

9' 1" x 10' 5" ( 2.77m x 3.17m )

Having UPVC double glazed window to the rear elevation, carpet flooring and a radiator.

### Bedroom Three

10' 6" into door recess x 6' 6" ( 3.20m into door recess x 1.98m )

Situated to the front elevation, with laminate flooring double glazed window and radiator.

### Bathroom

Fitted with a three piece suite comprising of a panelled bath with shower over and glazed shower screen, wall mounted wash hand basin, low level W.C, vinyl flooring, fully tiled walls and UPVC double glazed obscured window to the rear elevation

### Front

To the front the property has a tarmacked driveway providing off road parking with a paved path leading to the entrance door and the garage.

### Rear

To the rear the garden has a decked seating area with steps down to a paved area and a lawned section with mature borders.







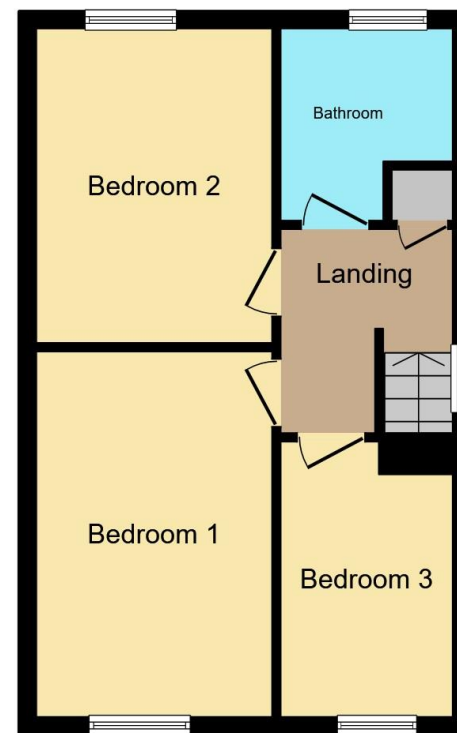








**Ground Floor**



**First Floor**

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To view this property please contact Burchell Edwards on

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EPC Rating: D

Tenure: Freehold

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