



9 Balmoral Crescent, Nottingham

Guide Price £350,000



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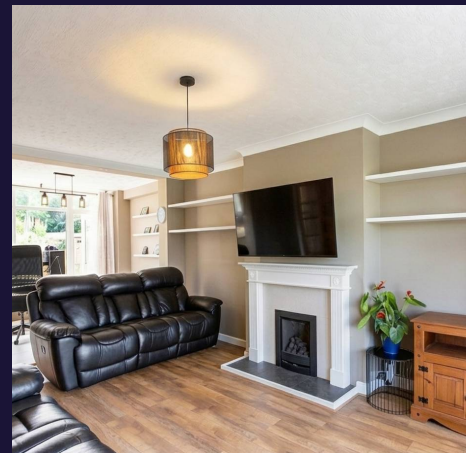
An immaculately presented three bedroom home, ideally situated in the highly sought-after area of Wollaton. This beautiful property offers contemporary open-plan living and has been significantly upgraded, including a renovated driveway and patio installed in 2024. Set on a quiet cul-de-sac, the property has a spacious driveway providing ample parking for multiple vehicles. Inside, you are welcomed by an impressive hallway featuring an original stained glass door, leading through to a bright lounge/diner and a modern kitchen. To the side of the property is a practical utility area, along with a convenient downstairs WC accessed from the hallway. Additional benefits include a boiler, a large garage added in 2021, front windows installed in 2024, and downstairs flooring with a 20 year warranty.

Upstairs, there are three well-proportioned bedrooms, a family bathroom, and a generous landing with access to a partially boarded loft with electricity.

Planning permission has also been granted for a single storey extension to the rear. The plans are available to view on the Nottingham City Council planning portal.

This is an ideal home for first-time buyers, families, or individuals alike, and early viewing is highly recommended to appreciate the space and position this property has to offer.

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Beautifully presented home with PLANNING PERMISSION for a single storey extension in Wollaton with a private garden, modern kitchen, lounge/diner, three bedrooms and a four piece bathroom.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Planning Permission Approved for Extension
- Desirable Location
- Detached Garage
- Modern Open Plan Living
- Large Front And Rear Garden
- Private Garden
- Great School Catchments
- Open Plan Living
- Immaculately Presented



You can include any text here. The text can be modified upon generating your brochure.





Entrance

Entrance through a beautiful, original stained glass door into the hallway with wood effect laminate flooring, stairs to the first floor and doors to the ground floor accommodation.

Lounge/Diner

23' 4" x 12' 2" (7.10m x 3.70m)

This spacious, dual aspect lounge/diner offers a bright and versatile living area, ideal for both relaxing and entertaining. The room benefits from an abundance of natural light, with direct access to the garden enhancing the sense of openness. A feature fireplace creates an attractive focal point with an inset gas fire.

Kitchen

11' 10" x 8' 10" (3.60m x 2.70m)

A contemporary kitchen fitted with a good range of base and wall mounted units with an inset sink and drainer with swan mixer tap over. There is an integrated electric oven and four ring gas hob with a Bosch stainless steel extractor fan over. There is a large double glazed window overlooking the generous rear garden. There is a neutral tiling to the flooring and to splashbacks.

Utility

Leading from the kitchen is the utility area, whereby there is space and plumbing for a washing machine and tumble dryer. There is a door leading to the front of the property providing easy access.

WC

Fitted with a white WC and floating style sink. Double glazed obscure glass window to the side elevation.

Bedroom One

14' 5" x 12' 2" (4.40m x 3.70m)

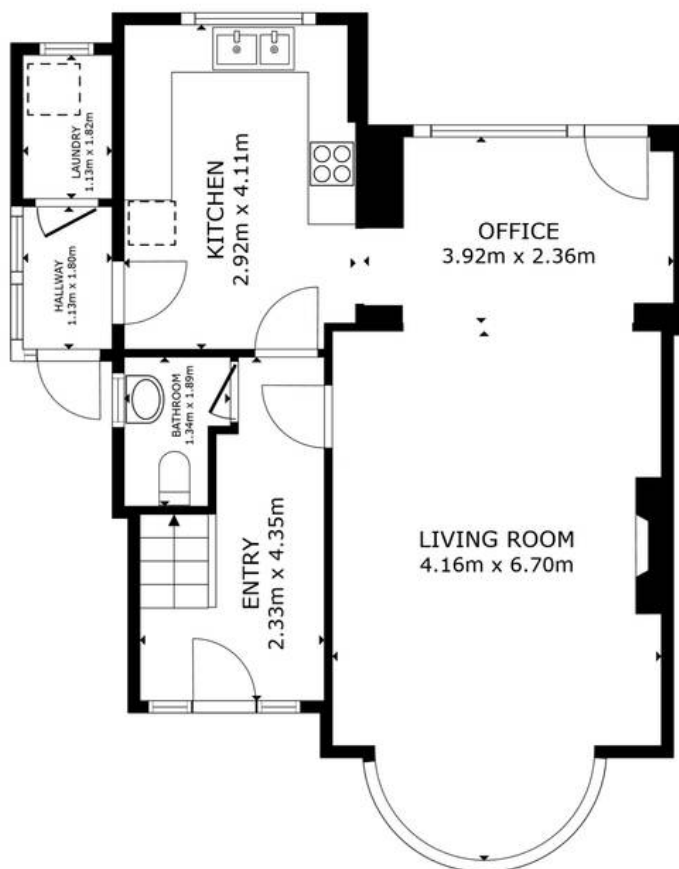
With an original cast iron feature fireplace giving a main focal point to this spacious bedroom. Space for two large wardrobes. A double glazed window to the front elevation allows light to flood through.

Bedroom Two

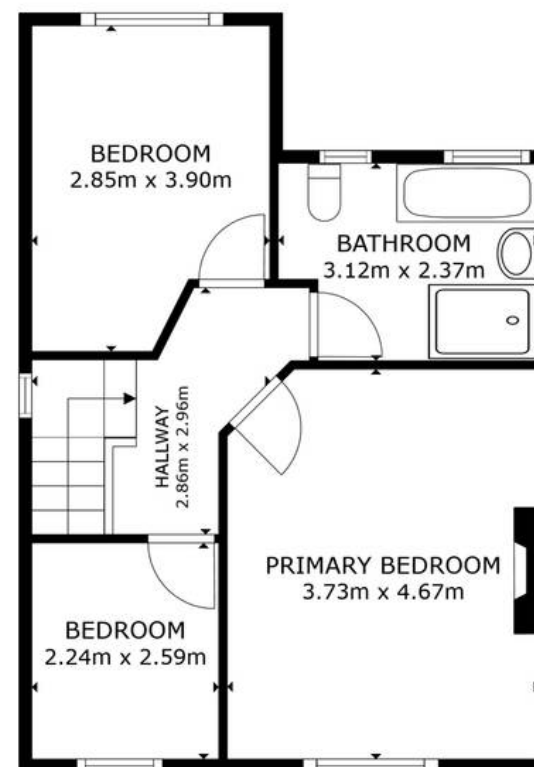
11' 10" x 8' 10" (3.60m x 2.70m)







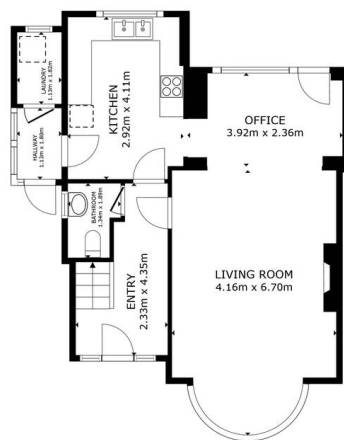
FLOOR 1



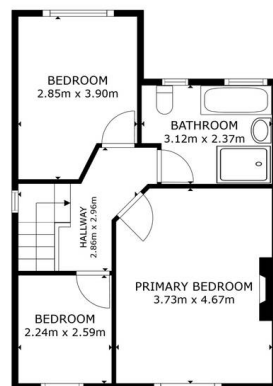
FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 62.8 m² FLOOR 2 48.0 m²
TOTAL : 110.8 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1



FLOOR 2

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 FLOOR 1 62.8 m² FLOOR 2 48.0 m²
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