



Hawton Crescent  
, Nottingham NG8 1BZ

TWO BEDROOM SEMI-DETACHED  
BUNGALOW

**Asking Price £240,000 Freehold**



Robert Ellis are pleased to bring to the market this well-proportioned two-bedroom semi-detached bungalow situated in this sought-after residential location in NG8, conveniently positioned for Wollaton Hall & Deer Park, Queen's Medical Centre and excellent transport links into Nottingham City Centre.

The accommodation comprises an entrance lobby leading through to an inner hallway with access to all rooms. To the front of the property are two well-sized bedrooms, with the principal bedroom benefiting from built-in mirrored wardrobes providing excellent storage. The family bathroom offers a three-piece suite including a panelled bath with an electric shower over.

The living room is positioned to the rear of the property and features a stone surround fireplace with a living flame gas fire and French doors opening into a generous conservatory, creating additional living space and enjoying pleasant views over the garden.

The standout feature of the home is the open plan kitchen diner, measuring approximately 21ft in length, fitted with a range of matching wall and base units, an integrated double oven, gas hob, ample worktop space and room for a dining table. A door provides direct access to the enclosed rear garden.

Externally, the rear garden is landscaped and enclosed, offering a raised lawn area, paved patio and mature shrubs and hedging to the boundaries. The front of the property is low maintenance with a lawned garden and boundary hedging.

An excellent opportunity for those looking to downsize, first-time buyers seeking single-level living, or investors looking for a well-located property with strong rental potential.



### Entrance Lobby

2'11 x 5'7 approx (0.89m x 1.70m approx)

Double glazed leaded composite door to the front elevation, wall mounted Worcester Bosch gas central heating combination boiler providing hot water and central heating to the property, ceiling light point, internal glazed door leading through to the inner entrance hallway.

### Inner Entrance Hallway

Ceiling light point, loft access hatch, wall mounted double radiator, panelled doors leading off to:

### Family Bathroom

5'06 x 8'08 approx (1.68m x 2.64m approx)

Three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin, low level flush WC, wall mounted double radiator, UPVC double glazed window to the front elevation, ceiling light point, tiled splashbacks.

### Bedroom Two

11'06 x 8'09 approx (3.51m x 2.67m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

### Bedroom One

11'11 x 9'09 approx (3.63m x 2.97m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, built-in wardrobes with sliding mirrored doors providing ample additional storage space.

### Living Room

11'10 x 14'09 approx (3.61m x 4.50m approx)

UPVC double glazed French doors leading through to the conservatory with double glazed panels either side, feature fireplace incorporating stone surround and hearth with living flame gas fire, ceiling light point, wall mounted radiator, internal door leading through to the open plan kitchen diner.

### Conservatory

14'05 x 9' approx (4.39m x 2.74m approx)

UPVC double glazed windows to the side and rear elevations, UPVC double glazed French doors leading to

the enclosed rear garden, tiling to the floor, wall mounted radiator allowing year round use, wall light points.

### Open Plan Kitchen Diner

21' x 11'08 approx (6.40m x 3.56m approx)

With a range of matching wall and base units incorporating laminate worksurfaces over, integrated double oven, four ring gas hob with extractor hood over, 1.5 bowl stainless steel sink with mixer tap above, space and point for a freestanding fridge freezer, tiled splashbacks, space and plumbing for an automatic washing machine, display cabinets and pelmet lighting, linoleum floor covering, UPVC double glazed windows to front, side and rear elevations, wall mounted radiators, ample space for a dining table, UPVC double glazed door providing access to the garden.

### Rear of Property

To the rear of the property there is an enclosed landscaped rear garden with raised garden laid to lawn, paved patio area, fencing and hedging to the boundaries with mature shrubs and trees planted to the borders.

### Front of Property

To the front of the property there is a low maintenance garden laid to lawn with hedges and fencing to the boundaries.

### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 10mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: Yes

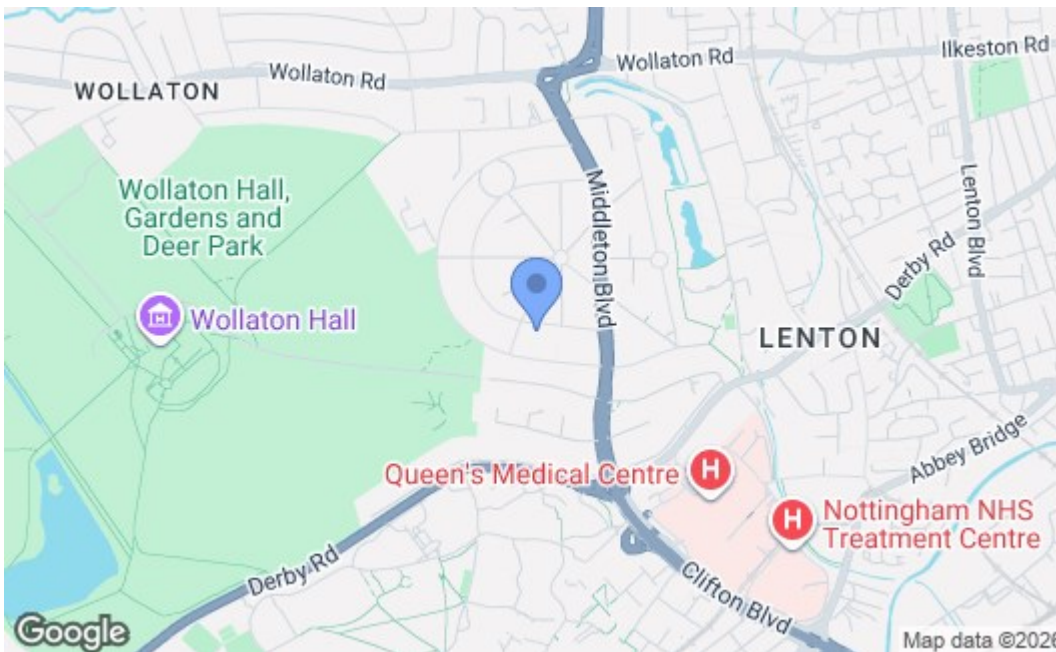
Any Legal Restrictions: No

Other Material Issues: No





GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
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			
<b>England &amp; Wales</b>		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.