



19 Devonshire Crescent, Nottingham

£280,000 – £300,000 Freehold

Semi-Detached House • Four Bedrooms • Spacious Lounge / Diner • Kitchen • Cellar For Additional Storage • First Floor Bathroom Suite & Second Floor WC • No Upward Chain • Driveway • Enclosed Garden To The Rear • Popular Location



NO UPWARD CHAIN...

This four-bedroom semi-detached house offers generous accommodation spanning three floors, making it a fantastic purchase for a growing family ready to move straight in. Situated in the ever-popular area of Sherwood, the property is within easy reach of a wide range of local shops, cafés, bars and restaurants, alongside excellent school catchments, regular transport links into Nottingham City Centre, and nearby green spaces such as Woodthorpe Grange Park. To the ground floor, the property is welcomed by an entrance hall leading into a spacious lounge diner, featuring bay windows to both the front and rear elevations, allowing for plenty of natural light throughout. There is also a kitchen, along with access to the cellar providing useful additional storage space. The first floor hosts two double bedrooms, a further single bedroom which would also lend itself well as a home office, and a bathroom suite. To the second floor is a further double bedroom, complete with built-in storage and access to a WC. Outside, to the front of the property is an enclosed garden with a driveway to the side providing off-road parking and access to a shed. To the rear is a generous, mature garden offering a private and enclosed outdoor space, ideal for relaxing or entertaining. This well-proportioned home must be viewed to be fully appreciated.

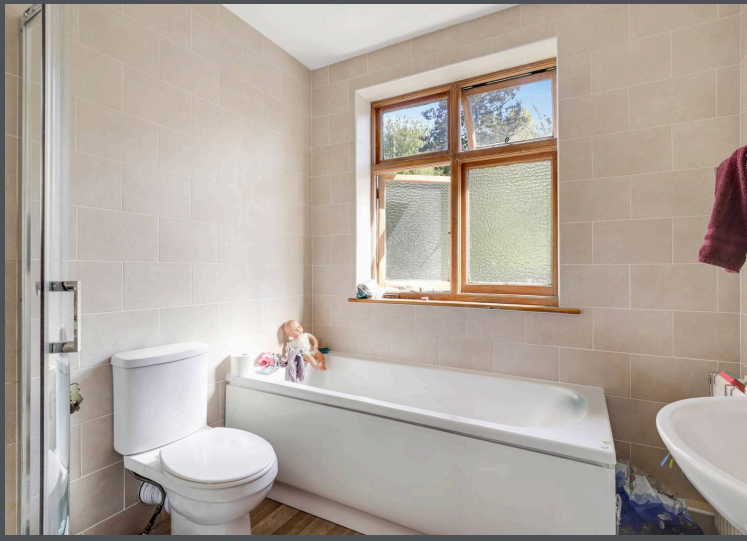
MUST BE VIEWED

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



GROUND FLOOR

Entrance Hall

13' 11" x 5' 11" (4.23m x 1.80m)

The entrance hall has carpeted flooring, a radiator, panelled features, a stained-glass feature window to the front elevation, and a single wooden door with a stained-glass insert providing access into the accommodation. Additionally, there is access down to the cellar.

Lounge/Diner

29' 2" x 11' 8" (8.90m x 3.56m)

The lounge has a wood-framed bay window to the rear elevation, carpeted flooring, a TV point, a feature fireplace with a decorative surround, coving to the ceiling and a ceiling rose, and is open plan to the dining area. The dining area benefits from a wood-framed bay window with stained-glass to the front elevation, wood-effect flooring and a radiator.

Kitchen

7' 10" x 5' 11" (2.40m x 1.81m)

The kitchen has fitted base and wall units with a squared-edge worktop, a stainless steel sink with taps, an integrated oven with a gas hob and extractor hood, space and plumbing for both a washing machine and a dishwasher, space for a fridge, tiled splashback, wood-effect flooring, a wood-framed obscure window to the side elevation, and a single door providing access to the garden.

BASEMENT LEVEL

Cellar Entrance

10' 8" x 5' 10" (3.24m x 1.79m)

Cellar

6' 0" x 5' 1" (1.83m x 1.54m)

FIRST FLOOR

Landing

8' 7" x 4' 4" (2.61m x 1.33m)

The landing has a wood-framed obscure window to the side elevation, carpeted flooring, wall panelling, and provides access to the first floor accommodation.

Bedroom One

14' 2" x 11' 8" (4.32m x 3.55m)

The first bedroom has a wood-framed bay window with stained-glass to the front elevation, carpeted flooring, and a radiator.

Bedroom Three

11' 11" x 9' 5" (3.64m x 2.87m)

The third bedroom has a wood-framed window to the rear elevation, carpeted flooring, a radiator, a picture rail, and a fitted wardrobe.

Bedroom Four

7' 5" x 5' 11" (2.26m x 1.80m)

The fourth bedroom has a wood-framed window with stained-glass to the front elevation, carpeted flooring, a radiator, and a picture rail.

Bathroom

7' 10" x 7' 2" (2.40m x 2.18m)

The bathroom has a low level dual flush WC, a pedestal wash basin, a panelled bath, a separate shower enclosure with a mains-fed shower, wood-effect flooring, fully tiled walls, recessed spotlights, and a wood-framed obscure window to the rear elevation.

SECOND FLOOR

Upper Landing

2' 6" x 2' 2" (0.76m x 0.65m)

The upper landing has a UPVC double-glazed obscure window to the side elevation, carpeted flooring, and provides access to the second floor accommodation.

Bedroom Two

14' 8" x 10' 8" (4.47m x 3.24m)

The second bedroom has a Velux window to the front elevation, a UPVC double-glazed window to the rear elevation, wood flooring, recessed spotlights, a radiator, eaves storage, in-built wardrobes with drawers and cupboards, and access into the en-suite.

WC

5' 7" x 3' 9" (1.69m x 1.14m)

This space has a low level flush WC, a pedestal wash basin with tiled splashback, wood flooring, an extractor fan, and a UPVC double-glazed window to the rear elevation.

ADDITIONAL INFORMATION

Broadband Speed - Ultrafast Available - 1800 Mbps (download) 220 Mbps (upload) | Phone Signal - Mostly Good 4G / 5G coverage | Electricity - Mains Supply | Water - Mains Supply | Heating - Gas Central Heating - Connected to Mains Supply | Sewage - Mains Supply | Flood Risk - No flooding in the past 5 years+ | Flood Risk Area - Very low risk | Construction - Brick | Mining Area - Located on a coalfield. No further mining report is currently required for this property according to Mining Remediation Authority records. | Accessibility - No | Other Material / Safety Issues - No known safety issues



This floorplan is for illustrative purposes only.

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