



East Crescent,
Beeston, Nottingham
NG9 1PZ

£300,000 Freehold



Located in the sought-after area of Beeston Rylands, Nottingham, this delightful semi-detached house presents an excellent opportunity for first time buyers, young professionals and families alike.

Upon entering, you will find two spacious reception rooms that offer versatile living spaces, perfect for entertaining guests or enjoying quiet family evenings. The natural light that floods these rooms creates a warm and welcoming atmosphere, making it an ideal setting for relaxation and social gatherings.

The house boasts three comfortable bedrooms, providing ample space for family members or guests. Each room is designed to be a peaceful retreat, ensuring a restful night's sleep. The layout of the bedrooms allows for flexibility in use, whether you require a home office, a children's playroom, or simply extra space for visitors.

The property features a well-appointed bathroom, designed for both functionality and comfort. It is equipped with essential amenities, making daily routines a breeze.

Located in Beeston, this home benefits from a vibrant community atmosphere, with local shops, schools, and parks just a stone's throw away. The area is well-connected, offering easy access to public transport links, making it convenient for commuting to Nottingham city centre and beyond.

In summary, this semi-detached house on East Crescent is a wonderful opportunity for those seeking a comfortable and spacious home in a desirable location. With its generous living spaces and proximity to local amenities, it is a property that truly deserves your attention.



Entrance Hall

UPVC double glazed entrance door, laminate flooring, radiator, stairs to the first floor, useful under stairs storage cupboards, and doors to the kitchen diner and lounge.

Lounge

25'4" x 10'1" (7.73m x 3.09m)

With laminate flooring, UPVC double glazed bay window to the front, two radiators, gas fire, and an opening to the kitchen diner.

Kitchen Diner

22'0" reducing to 10'5" x 19'5" reducing to 9'3" (6.72m reducing to 3.2m x 5.92m reducing to 2.82m)

With a range of wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, and a filter tap, integrated double electric oven with gas hob, aluminium splashback, and air filter over, integrated dishwasher, plumbing for a washing machine, space for a fridge freezer, hard wood flooring, log burner, breakfast bar, two radiators, heated towel rail, UPVC double glazed windows to the front and rear, a door to the side, and UPVCC double glazed French doors to the rear.

First Floor Landing

UPVC double glazed window to the side, loft hatch and doors to the WC, bathroom and three bedrooms.

Bedroom One

13'8" x 10'2" (4.17m x 3.12m)

Laminate flooring, UPVC double glazed window to the rear, built-in wardrobes and radiator.

Bedroom Two

10'11" x 9'1" (3.35m x 2.78m)

Laminate flooring, UPVC double glazed window to the front and radiator.

Bedroom Three

7'9" x 6'8" (2.37m x 2.04m)

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

Bathroom

Comprising panelled bath with electric shower over, wash-hand basin inset to vanity unit, tiled splashbacks, UPVC double glazed window to the rear, radiator, and airing cupboard housing the hot water cylinder.

Separate WC

With a low level WC, and UPVC double glazed window to the side.

Outside

To the front of the property you will find a concrete driveway and gated side access leading to the garage, and generous rear garden, which includes a paved patio overlooking the lawn beyond, a range of mature trees and shrubs, stocked beds, pond, a garden room.

Garden Room

14'9" x 9'2" (4.52m x 2.81m)

UPVC double glazed window to the side and rear, carpet flooring, light and power.

Garage

14'1" x 8'7" (4.3m x 2.62m)

A door to the front and side, power, and a window to the side.

Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

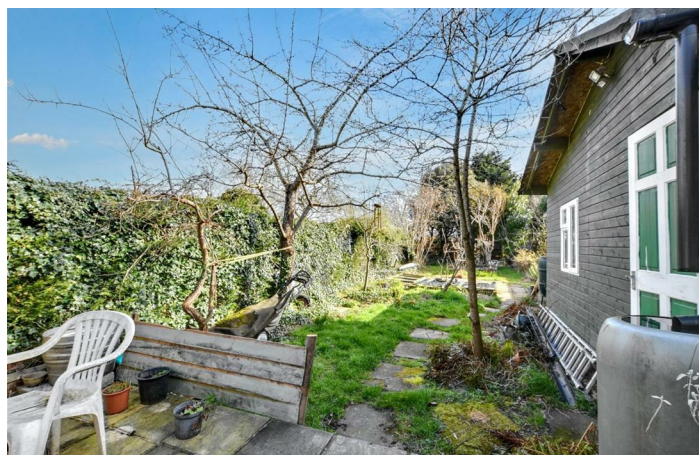
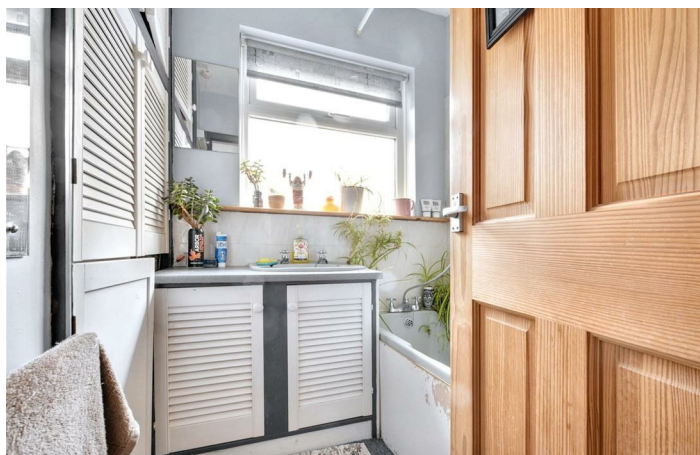
Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Has the Property Flooded?: No

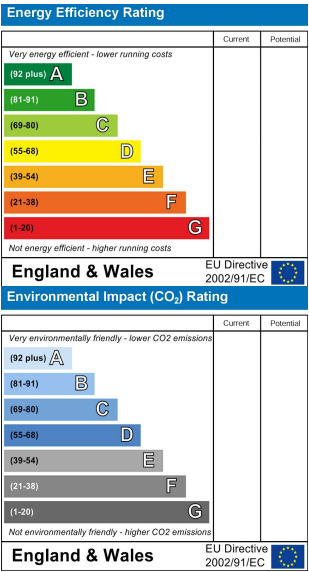
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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