Robert Ellis

look no further...

Clumber Avenue,
Beeston, Nottingham
NG9 4BJ

£340,000 Freehold

0115 922 0888

/robertellisestateagent @robertellisea

A traditional three bedroom semi-detached property, ideal for a variety of purchasers including first time buyers, young families or anyone looking to re-locate to this popular residential area.

Conveniently located within close proximity to a variety of local amenities including shops, schools both primary and secondary), public houses and playing fields. There is also the advantage of transport links including bus and tram routes in and around the city both within walking distance.

In brief, the internal accommodation comprises: Entrance hallway, open plan living/dining room and kitchen to the ground floor. Rising to the first floor are three bedrooms, a bathroom and separate WC.

The property benefits from a paved front garden with a driveway leading to the detached garage. To the rear is a well maintained spacious garden, primarily lawned with flowerbeds around, shed and fenced boundaries.

With the advantage of no upward chain, an early internal viewing comes highly recommended.

Entrance Hallway
A double glazed door leads to the carpeted entrance space with radiator, UPVC double glazed window to the side aspect and access to a storage cupboard.

Dining Room
11'11" x 12'7" (3.634 x 3.850)
Carpeted room with radiator, electric fire and UPVC double glazed bay window to the front aspect.

Living Room
10'11" x 13'10" (3.342 x 4.221)
Carpeted room with radiator and UPVC double glazed window to the rear.

Kitchen
7'10" x 8'4" (2.402 x 2.551)
With wall, base and drawer units with worksurfaces over, inset sink with drainer, space and fittings for freestanding dishwasher, integral appliances including fridge freezer, electric oven and gas hob, UPVC double glazed window to the rear and UPVC double glazed door to the side.

First Floor Landing
With access to the loft hatch and UPVC double glazed window to the side aspect.

Bedroom One
10'6" x 15'3" (3.221 x 4.656)
Carpeted room with radiator, built in wardrobes and UPVC double glazed bay window to the front aspect.

Bedroom Two
10'11" x 11'5" (3.349 x 3.483)
Carpeted room with radiator, built in wardrobes and UPVC double glazed window to the rear aspect.

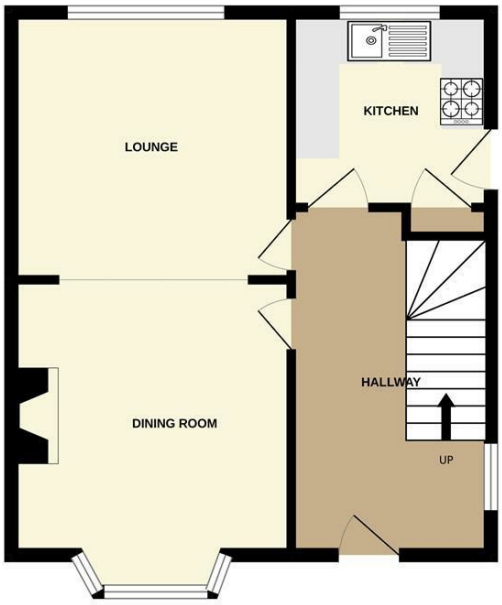
Bedroom Three
6'11" x 8'1" (2.122 x 2.484)
Carpeted room with radiator and UPVC double glazed window to the front aspect.

Bathroom
With a walk in mains powered shower, pedestal wash hand basin and UPVC double glazed window to the rear aspect and cupboard housing the wall mounted boiler.

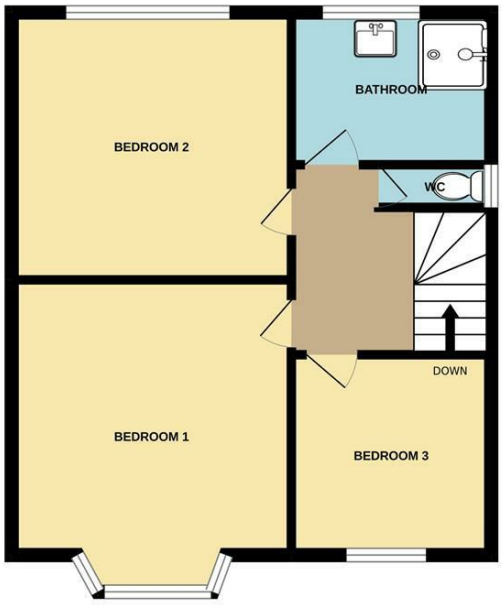
Separate WC
With low flush WC and UPVC double glazed window to the side aspect.

Outside
The property benefits from a paved front garden with a driveway leading to the detached garage. To the rear is a well maintained spacious garden, primarily lawned with flowerbeds around, shed and fenced boundaries.

GROUND FLOOR



1ST FLOOR



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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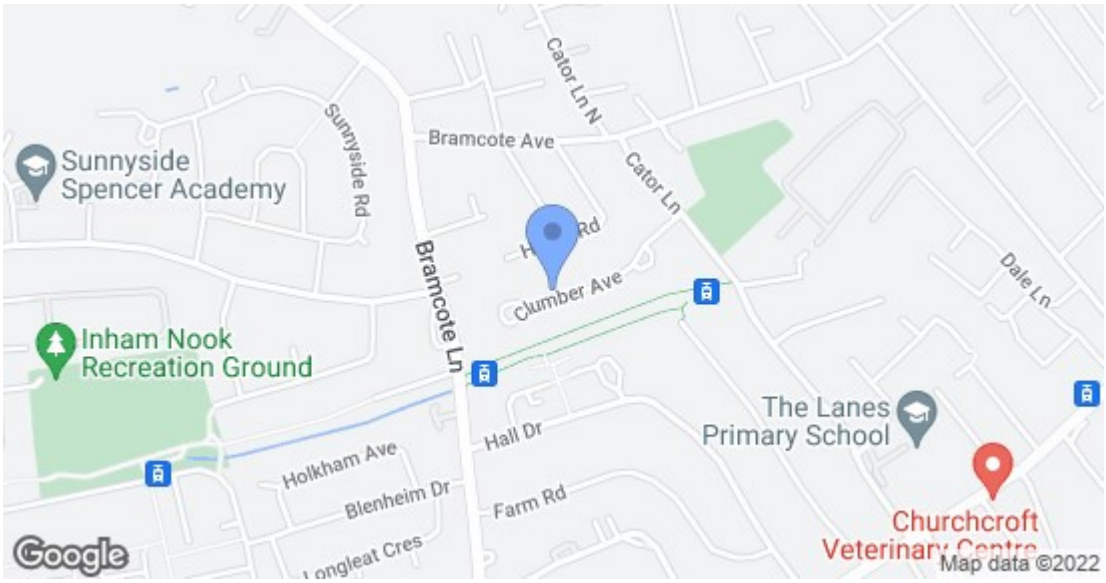

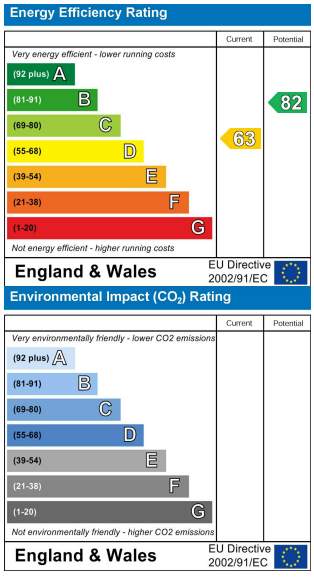

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888