Robert Ellis

look no further. . .

Central Avenue,
Beeston, Nottingham
NG9 2QU

£350,000 Freehold

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A well presented and well proportioned three bedroom detached house with a detached garage.

Situated in this sought-after and convenient residential location, within easy reach of a variety of local shops and amenities including schools, transport links, The Queens Medical Centre, The University of Nottingham and A52 and M1 for journeys further afield, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals and families.

In brief the internal accommodation comprises; entrance hall, lounge, extended and open plan kitchen diner and WC/utility room to the ground floor with two good sized double bedrooms and a further single bedroom and family bathroom to the first floor.

To the front of the property you will find a driveway with the garage beyond and gated side access leads to the private and enclosed rear garden.

Offered to the market with the benefit of UPVC double glazing and gas central throughout, ready to move in condition and open plan living, this great property is well worthy if an early internal viewing in order to be fully appreciated.

Entrance Hall
Composite entrance door with flanking windows, radiator, stairs to the first floor, useful storage cupboard and doors to the kitchen diner and lounge.

Lounge 4.17m x 3.47m
A carpeted room with UPVC double glazed bay window to the front and radiator.

Kitchen Diner
20'10" (reducing to 10'10") x 13'7" (reducing to 9 (6.36m (reducing to 3.32m) x 4.15m (reducing to 3.0)
With laminate flooring, radiator, a range of modern wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated electric oven with electric hob and air filter over, tiled splashbacks, integrated fridge freezer and dishwasher, UPVC double glazed window to the rear and side and a door leading to the lean to and WC/utility.

Downstairs WC/Utility
Fitted with a low level WC with integrated wash hand basin, plumbing for a washing machine, wall mounted Baxi combination boiler, laminate flooring and UPVC double glazed window to the rear and side.

Lean To
With UPVC double glazed door to the side and window to the rear.

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

Bedroom One
13'8" x 10'10" (4.17m x 3.31m)
A carpeted double bedroom with UPVC double glazed window to the rear and radiator.

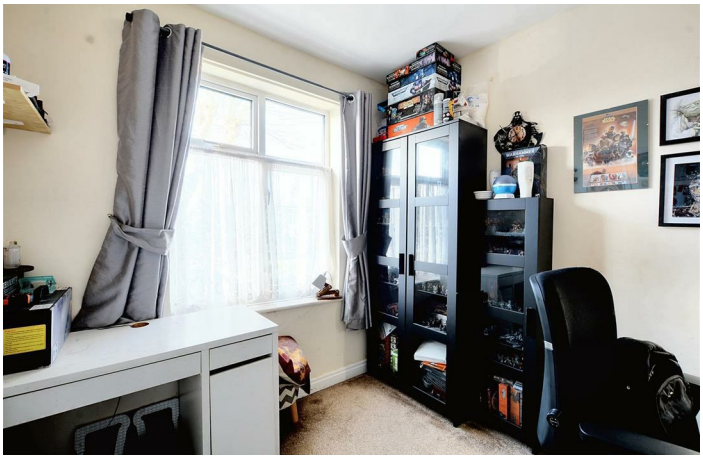
Bedroom Two
11'6" x 11'5" (3.52m x 3.48m)
A carpeted double bedroom with UPVC double glazed window to the front and radiator.

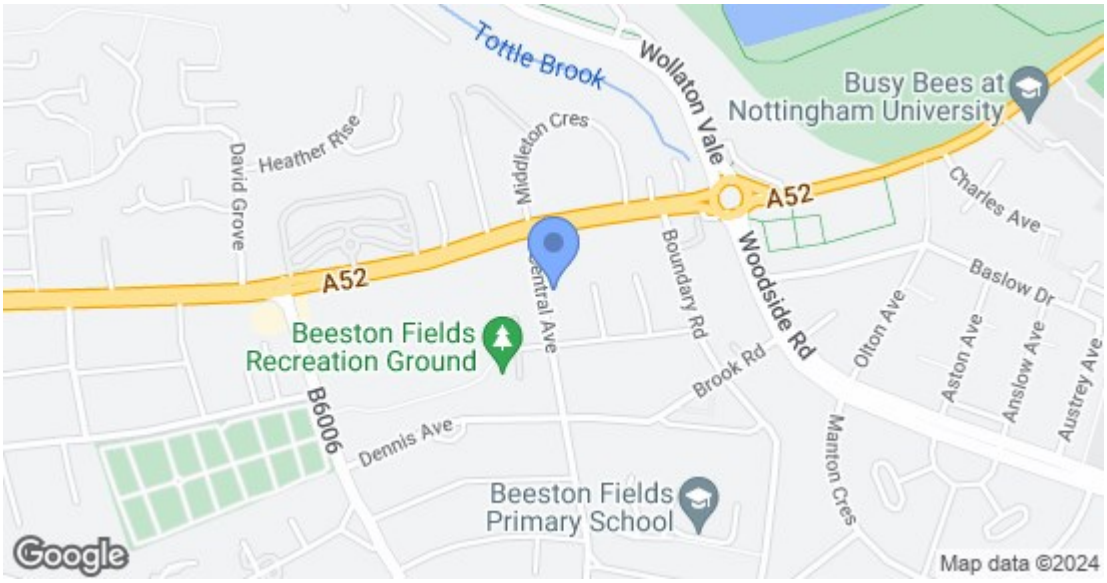
Bedroom Three
8'0" x 8'0" (2.46m x 2.46m)
A carpeted bedroom with UPVC double glazed window to the front and radiator.

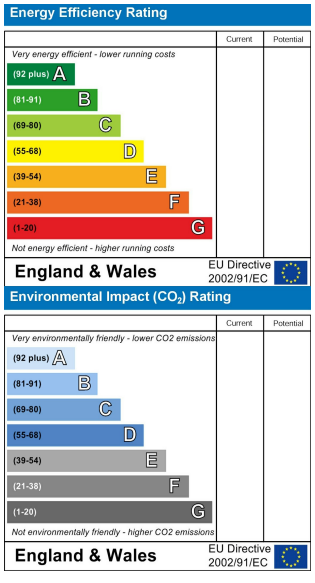
Bathroom
Incorporating a three piece suite comprising; panelled L-Shaped bath with shower over, wash hand basin inset to vanity unit, low level WC, tiled flooring and walls, radiator, extractor fan and UPVC double glazed window to the rear.

Outside
To the front of the property you will find a concrete and blocked paved driveway with gated side access leading to the private and enclosed generous rear garden, which includes a small concrete patio with a primarily lawned garden beyond, a range of mature trees and shrubs, beautiful decked area to the rear and fenced boundaries.

Garage
A single garage with up and over garage door to the front, light and power and a pedestrian door to the side.







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.

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