Robert Ellis

look no further...

Derby Road,
Beeston, Nottingham
NG9 2TG

£980,000 Freehold

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A impressive and substantial five bedroom detached house, tucked away in a small and exclusive development.

Offered to the market for the first time since it's construction in 2003, this generous and versatile house has been well maintained and upgraded by the current vendor and benefits from a large conservatory to the rear and a stylish and contemporary detached garden room/cinema room.

In brief the extensive interior comprises; entrance hall with cloaks cupboard, guest cloakroom, study, dining room, sitting room, conservatory, open plan kitchen diner/living area and utility room and further WC. Rising to the first floor is a large galleried landing, three double bedrooms with en-suites, two further double bedrooms and family bathroom.

Outside the property sits at the head of a cul-de-sac with a drive providing ample car standing and a primarily lawned garden and to the rear there is a most appealing recently landscaped private garden with patio, terrace and garden room that can be utilised for a number of purposes.

Available to the market with the benefit of chain free vacant possession and offering ready to move into accommodation that will doubtless appeal to a wide variety of potential purchasers. This property is ideally situated for easy access, the A52 and M1, centres of Beeston and Nottingham, the Queens Medical Centre and The University of Nottingham.

A panelled entrance door and glazed fan light leads to entrance hall.

Entrance Hall
With stairs leading to the first floor landing, radiator and cloaks cupboard.

Guest Cloakroom
Fitted with a low level WC, pedestal wash hand basin, radiator and extractor fan.

Study
11'9" x 7'5" (3.60m x 2.27m)
UPVC double glazed window and radiator.

Dining Room
14'3" x 12'5" (4.35m x 3.79m)
UPVC double glazed bay window and radiator.

Sitting Room
19'5" x 14'2" (5.92m x 4.34m)
Two radiators, UPVC double glazed patio doors leading to the conservatory and a fuel effect gas fire with granite style hearth and surround and Adam-style mantle.

Conservatory
27'3" x 14'4" decreasing to 14'2" (8.32m x 4.37m decreasing to 4.32m)
UPVC double glazed windows and patio doors leading to the rear garden, two radiators and oak flooring.

Kitchen Diner/Living Area
23'11" x 14'3" maximum overall measurements (7.30m x 4.35m maximum overall measurements)
With an extensive range of quality fitted wall and base units, granite work surfacing with splashback and breakfast bar, a Rangemaster cooker with gas hobs, electric griddle, electric ovens and warming drawer beneath and extractor above, one and half bowl sink and drainer unit with mixer tap, integrated fridge and dishwasher, tiled flooring, two radiators and patio doors through to the conservatory.

Utility Room
7'1" x 6'5" (2.16m x 1.96m)
Fitted base units, granite work surfacing with tiled splashback, single sink and drainer unit with mixer tap, plumbing for a washing machine, space for a dryer, wall mounted Glow Worm boiler, tiled flooring, radiator, UPVC double glazed window, extractor fan and door to the exterior.

Downstairs WC
Fitted with a low level WC, pedestal wash hand basin with tiled splashback, radiator and UPVC double glazed window.

Galleried Landing
With radiator, loft hatch and airing cupboard housing the hot water cylinder.

Principle Bedroom
16'8" x 15'5" (5.10m x 4.72m)
Two UPVC double glazed windows, radiator and range of bedroom furniture including wardrobes, dressing table and drawers.

En-Suite
7'6" x 6'9" (2.29m x 2.08m)
With modern fitments in white comprising; low level WC, wash hand basin inset to vanity unit with illuminated mirror above, shower cubicle with mains control over head shower and further shower handset, part tiled walls, tiled flooring, UPVC double glazed window, extractor fan, inset ceiling spot lights and radiator.

Bedroom Two
15'2" x 14'2" (4.63m x 4.34m)
Radiator, UPVC double glazed window, fitted wardrobes, dressing table and drawers.

En-Suite
7'10" x 4'11" (2.41m x 1.52m)
Fitted with a low level WC, pedestal wash hand basin with illuminated mirror above, shower cubicle with mains control shower, part tiled walls, tiled flooring, inset ceiling spotlights, extractor fan and UPVC double glazed window.

Bedroom Three
16'2" x 11'2" (4.95m x 3.41m)
UPVC double glazed window, radiator and fitted wardrobes.

En-Suite
7'11" x 5'1" (2.43m x 1.57m)
Fitted with a low level WC, pedestal wash hand basin with illuminated mirror above, shower cubicle with mains control shower over, part tiled walls, tiled flooring, inset ceiling spot lights, radiator and extractor fan.

Bedroom Four
13'5" x 11'8" (4.11m x 3.57m)
UPVC double glazed window, radiator and fitted wardrobes.

Bedroom Five
16'9" x 11'6" (5.12m x 3.52m)
UPVC double glazed window and radiator.

Family Bathroom
Fitted with a four piece suite comprising; wash hand basin with illuminated mirror above, low level WC, bath, shower cubicle with mains control shower over, fully tiled walls, tiled flooring, radiator, inset ceiling spotlights, extractor fan and UPVC double glazed window.

Outside
To the front the property has a drive providing ample car standing with the integral garage beyond, primarily lawned garden and gated access leading to the rear of the property, which has a stunning recently landscaped private and contemporary garden with Brazilian slate patio, outside tap, terrace area and a water blade water feature, lawned area, stocked beds and borders, mature trees and a further sun terrace.

Garden Room/Cinema Room
15'8" x 11'7" (4.79m x 3.55m)
Aluminium double glazed window and bi-fold doors, bamboo flooring, underfloor heating.
Potential Purchasers should note that can be used for a home office or for a variety of potential purposes and is fully insulated.

Garage
21'7" x 19'7" (6.59m x 5.97m)
Remote control electric up and over door to the front, light and power.

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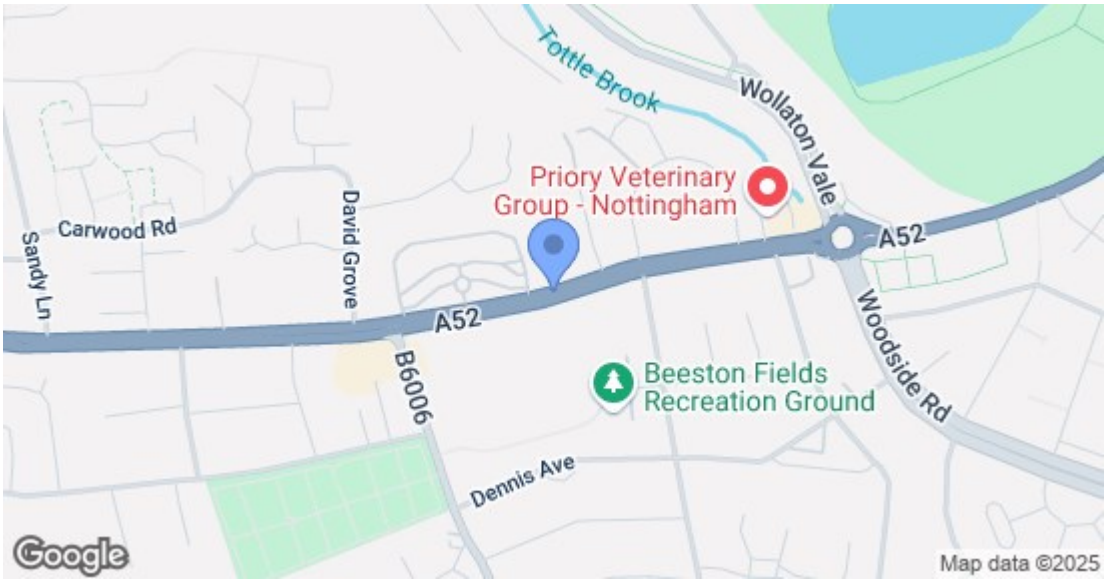

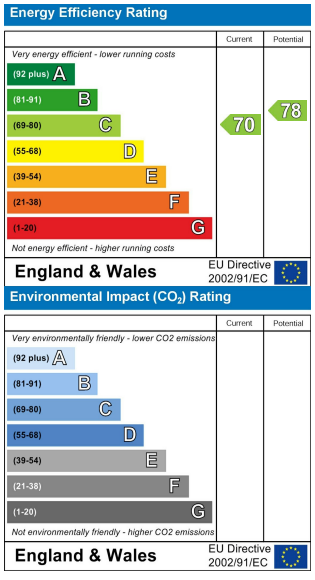

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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