Robert Ellis

look no further...

Cator Lane North,
Beeston, Nottingham
NG9 4BP

£435,000 Freehold

0115 922 0888

/robertellisestateagent @robertellisea

A beautifully presented spacious, two bedroom detached bungalow with the benefit of no upward chain.

Situated in this sought-after and convenient residential location, well placed for a range of useful local amenities including shops, schools and excellent transport links including local tram links to surrounding areas including Beeston and Nottingham and within easy reach of The Queens Medical Centre and The University of Nottingham. This delightful property is considered ideal for a variety potential purchasers including those looking for level living, to downsize or to relocate.

In brief the internal accommodation comprises; entrance hall, spacious lounge, kitchen diner, two double bedrooms and bathroom.

Outside to the front of the property there is a low maintenance lawned area and a blocked paved driveway providing ample car standing, gated side access leads to the well maintained rear garden which is mainly laid to lawn and features a patio seating area. A further gravel area, mature shrubs and a useful outside garden building with power that could be used for a multitude of purposes including a home office/study, behind the garden building is a built in shed and covered area providing useful storage.

Having been well maintained by the current vendor this property is offered to the market with UPVC double glazing and gas central heating throughout, vacant free possession and ready to move into condition, an early viewing comes highly recommended in order to be fully appreciated.

Entrance Hall
Composite entrance door, wooden flooring, radiator, loft access with ladder providing easy access to the boiler and the fully boarded loft.

Lounge
17'9" x 16'1" (5.42m x 4.91m)
UPVC double glazed French patio doors to leading to the rear garden, carpet flooring, feature gas fire place and radiator.

Kitchen Diner
17'0" x 17'0" (plus recess (5.2m x 5.2m (plus recess)
Fitted with a range of wall, base and drawer units, rolled edge working surface, ceramic one and half bowl sink and drainer unit with mixer tap, integrated electric oven with integrated microwave above, inset induction hob with extractor fan over, integrated recently fitted Bosch fridge freezer and integrated slimline dishwasher, washing machine, complementary tiling to walls, wooden flooring, spot lights to ceiling, contemporary radiator, UPVC double glazed window to the side and UPVC double glazed French doors leading to the rear garden.

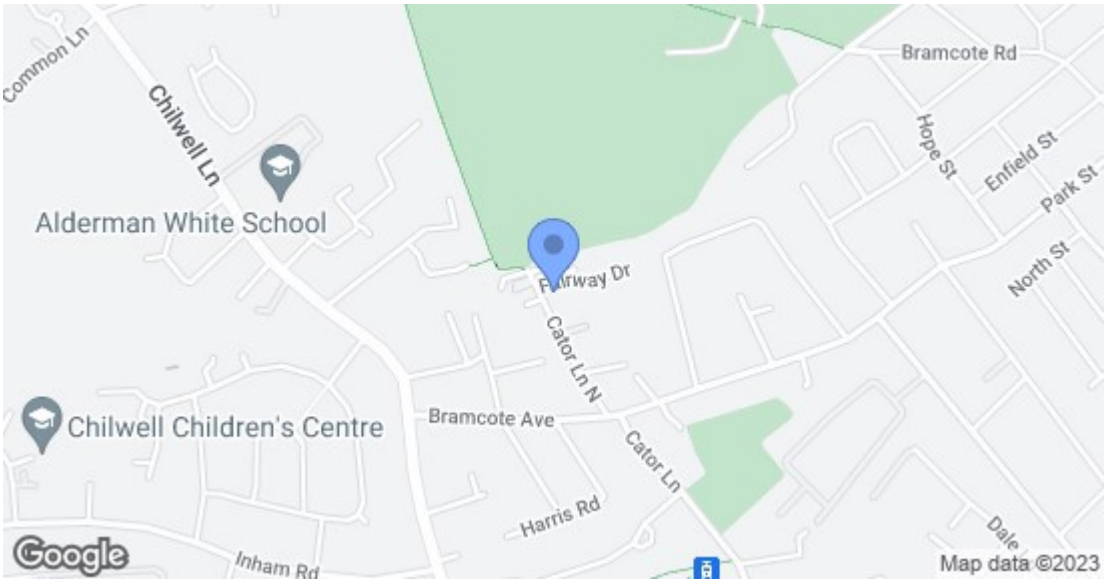
Bedroom One
13'10" x 11'1" (4.24m x 3.38m)
A recently decorated double bedroom, with a newly fitted carpet, fitted wardrobes and built in dressing table with matching bedside table, TV aerial point, radiator and UPVC double glazed bay window to the front.

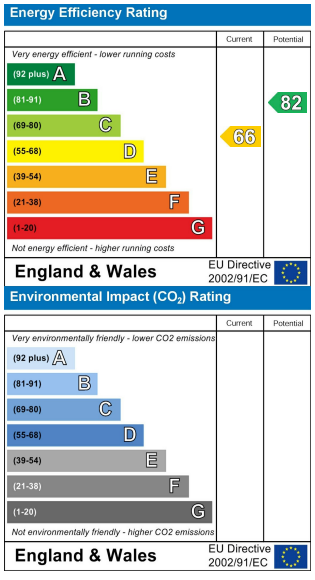
Bedroom Two
13'11" x 13'9" (4.25m x 4.20m)
A recently decorated double bedroom with a newly fitted carpet, radiator and UPVC double glazed bay window to the front.

Bathroom
Fitted with a three piece suite comprising; fully tiled shower cubicle with shower over and glass splash screen, wash hand basin inset to vanity unit, low level WC, laminate flooring, spot lights to ceiling, wall mounted heated towel rail, remote control Velux window and obscured UPVC double glazed window to the rear.

Outside
Outside to the front of the property there is a low maintenance lawned area and a blocked paved driveway providing ample car standing, gated side access leads to the well maintained rear garden which is mainly laid to lawn and features a patio seating area. A further gravel area, mature shrubs and a useful outside garden building with power that could be used for a multitude of purposes including a home office/study, behind the garden building is a built in shed and covered area providing useful storage.

Council Tax Band
Broxtowe Borough Council Band D





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