



Robinet Road,  
Beeston, Nottingham  
NG9 1GP

**£275,000 Freehold**



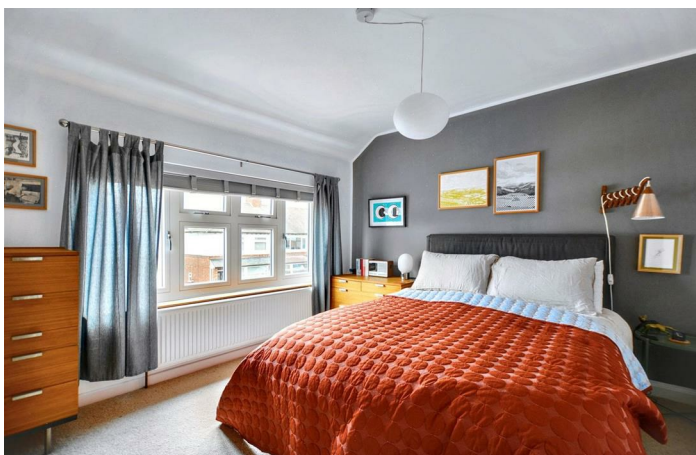
Situated in the sought-after area of Beeston, Nottingham, this delightful extended end-terrace house on Robinet Road offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a cosy home.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is designed to maximise space and light, creating a pleasant environment throughout the home.

The property features a well-appointed bathroom, ensuring that all your daily needs are met with ease. The kitchen, typically offers ample space for culinary pursuits, making it a delightful area for preparing meals and enjoying family time.

Situated in a friendly neighbourhood, this home benefits from its proximity to local amenities, including shops, schools, and parks, making it an excellent choice for those who appreciate community living. Beeston is known for its vibrant atmosphere and excellent transport links, providing easy access to Nottingham city centre and beyond.

This end-terrace house on Robinet Road presents a wonderful opportunity for anyone looking to settle in a welcoming area of Nottingham. With its appealing features and convenient location, it is certainly worth considering for your next home.



## Entrance

Composite entrance door, engineered wood flooring, stairs to the first floor, radiator and door through to the lounge.

## Lounge

13'0" x 10'11" (3.97m x 3.33m)

UPVC double glazed bay window to the front, engineered flooring, log burner with tiled surround, radiator, useful under stairs storage cupboard, and opening into the kitchen diner.

## Kitchen Diner

18'6" x 14'9" (5.66m x 4.51m)

With a range of modern wall, base and drawer units, work surfaces, one and a half bowl sink and drainer unit with mixer tap, integrated electric oven, integrated microwave, integrated induction hob with down extractor fan, integrated fridge freezer, dishwasher and washing machine, tiled splashbacks, engineered wood flooring, two contemporary radiators, two Velux windows, UPVC double glazed window to the side, spotlights, and a double glazed aluminium sliding patio doors to the rear garden.

## First Floor Landing

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

## Bedroom One

14'11" x 11'0" (4.57m x 3.36m)

A carpeted double bedroom with UPVC double glazed window to the front and radiator.

## Bedroom Two

9'4" x 8'11" (2.87m x 2.74m)

A carpeted double bedroom with UPVC double glazed window to the rear and radiator.

## Bathroom

Incorporating a three-piece suite comprising: panelled bath with shower over, wash-hand basin inset to vanity unit, WC, tiled splashback, laminate flooring, heated towel rail, UPVC double glazed window to the rear, extractor fan, and spotlights.



## Outside

To the front of the property you will find a gravelled garden, with gated access leading to the private and enclosed landscaped rear garden which includes a patio, with steps up to the lawn beyond, mature shrubs and fence boundaries.

## 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

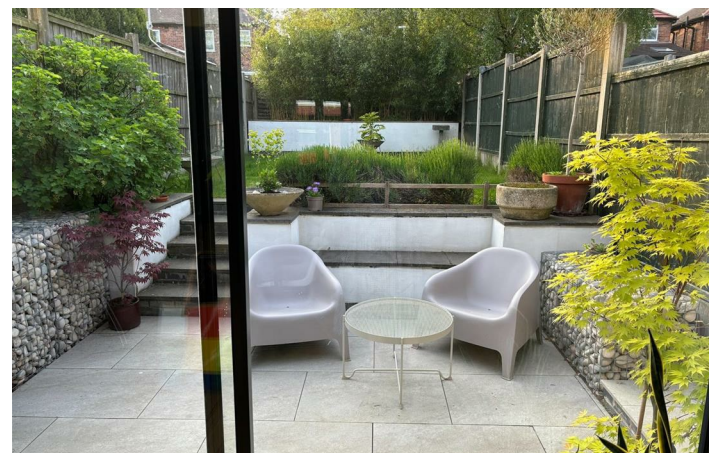
Planning Permissions/Building Regulations: granted for rear extension.

Accessibility/Adaptions: None

Has the Property Flooded?: No

## Disclaimer:

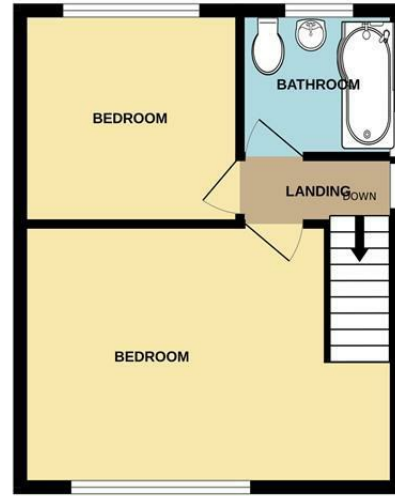
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose.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



GROUND FLOOR



1ST FLOOR



68 ROBINET ROAD, BEESTON, NOTTINGHAM, NG9 1GP

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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