Robert Ellis

look no further. . .

Rylands Close,
Beeston Rylands, Nottingham
NG9 1LT

£270,000 Freehold

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A beautifully presented three-bedroom end-terrace house.

Situated in this sought-after and convenient residential location, within easy reach of a variety of local shops and amenities including schools, transport links, Beeston Marina, Beeston Town Centre and Boots Head Office, 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 with built in cloak cupboard, WC, kitchen and lounge diner to the ground floor, with a master bedroom with walk-in wardrobe, a further two good sized bedrooms and a family bathroom to the first floor.

To the front of the property you will find a gravelled driveway with ample car standing, and to the rear you will find a enclosed garden which includes a decking area overlooking the lawn beyond with a gravelled area, useful storage shed and fence boundaries.

Having been upgraded and renovated throughout by the current vendors, this great property is offered to the market with the benefit of ready to move into condition, a range of modern fixtures and fittings throughout, a light and airy versatile living space, and truly must be viewed in order to be fully appreciated.

Entrance Hall
A composite front door with flanking windows, radiator, stairs to the first floor, built in cloak cupboard, vinyl flooring and doors to the kitchen and WC.

WC
Fitted with a low level WC, wash hand basin inset to vanity unit, radiator, UPVC double glazed window to the front, spotlights and extractor fan.

Kitchen
13'8" x 11'1" (4.17m x 3.39m)
With a range of modern wall, base and drawer units, work surfaces, sink with drainer and mixer tap, integrated electric oven with electric hob and air filter over, space for a fridge freezer, integrated dishwasher, space for a washing machine and tumble dryer, vinyl flooring, radiator, spotlights, useful under stair storage cupboard, UPVC double glazed door and window to the rear and a door to the lounge diner.

Lounge Diner
19'11" x 10'4" (6.09m x 3.17m)
A carpeted reception room with UPVC double glazed window to the front, two radiators, feature open fireplace with wooden mantle, and UPVC double glazed French doors to the rear.

First Floor Landing
With a loft hatch, and doors to the bathroom and three bedrooms.

Bedroom One
14'11" x 8'9" (4.57m x 2.69m)
A carpeted double bedroom with UPVC double glazed window to the front, radiator, spotlights and a walk-in wardrobe with UPVC double glazed window to the rear.

Bedroom Two
10'4" x 9'3" (3.15m x 2.84m)
With vinyl flooring, UPVC double glazed window to the front, radiator, and a built in storage cupboard.

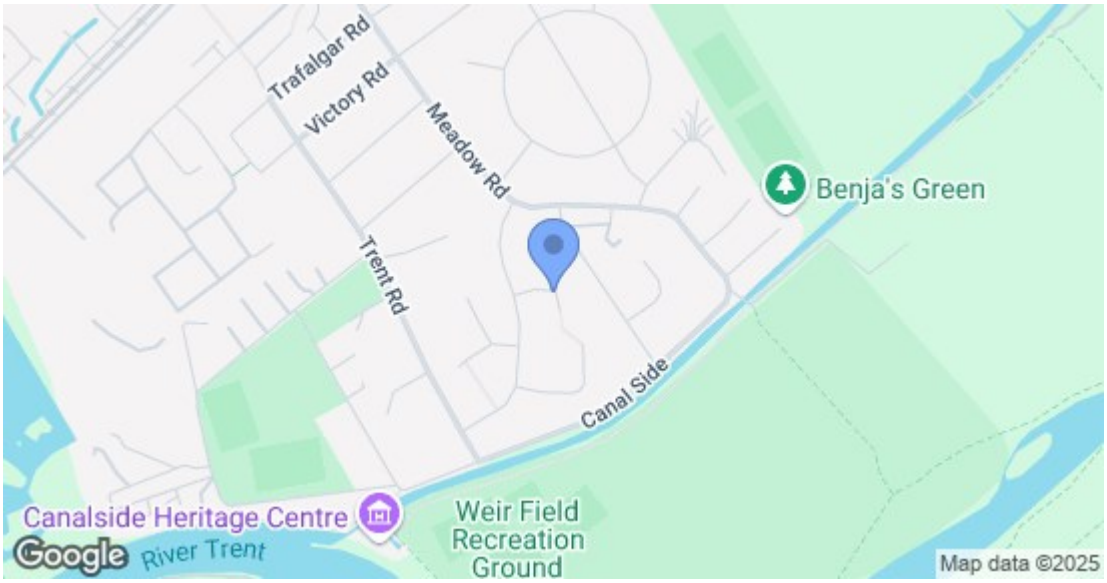
Bedroom Three
10'4" x 7'2" (3.16m x 2.2m)
Vinyl flooring, UPVC double glazed window to the rear, radiator and built in cupboard housing the 'Worcester' combination boiler.

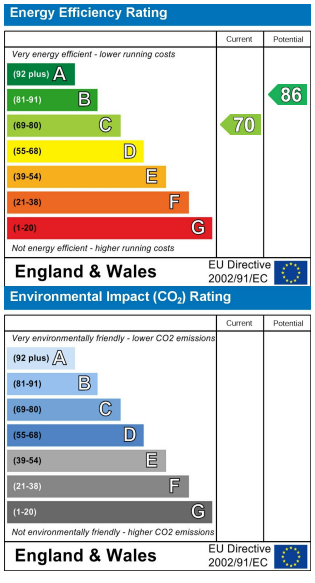
Bathroom
Incorporating a four piece suite comprising: panelled bath with shower handset, shower with rainfall effect shower over, wall mounted wash hand basin, low level WC, tiled walls, spotlights, heated towel rail, extractor fan, and two UPVC double glazed windows to the rear.

Outside
To the front of the property you will find a gravelled driveway with ample car standing, and to the rear you will find a enclosed garden which includes a decking area overlooking the lawn beyond with a gravelled area, useful storage shed 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: None
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.





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