



Cyprus Drive,
Beeston, Nottingham
NG9 2PF

£240,000 Freehold



An extended and bay fronted four bedroom semi-detached house.

Situated in this popular and convenient residential location, within walking distance of local shops and amenities including schools, transport links, Beeston Town Centre and The University of Nottingham, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including; first time buyers, young professionals, families and investors.

In brief the internal accommodation comprises; entrance hall, lounge, dining room/bedroom four, En-suite and kitchen to the ground floor with a further three bedrooms and bathroom to the first floor.

To the front of the property you will find a small garden with mature shrubs and plants, tarmac driveway and gated side access leading to the private and enclosed rear garden which includes; a gravel area overlooking the grass beyond, mature trees and shrubs, stocked beds and borders, water tap, summer house and fence boundaries.

Offered to the market with the benefit of; chain free vacant possession, UPVC double glazing and gas central heating throughout and external wall insulation, this great property is well worthy of an internal viewing in order to be fully appreciated.



Entrance Hall

UPVC double glazed entrance door, UPVC double glazed window to the side, radiator, stairs to the first floor, meter cupboard and doors to the kitchen, bedroom four/dining room and lounge.

Lounge

14'11" x 11'3" (4.56m x 3.43m)

A carpeted room with UPVC double glazed window to the front, radiator and gas fire with Adam-style mantle.

Dining Room/ Bedroom Four

10'5" x 10'1" (3.18m x 3.08m)

With built in storage cupboard, UPVC double glazed window to the rear and a door leading into the En-Suite

En-suite

Incorporating a three piece suite comprising; fully tiled shower with shower over, pedestal wash hand basin, low level WC, tiling to walls and floor, radiator, extractor fan and obscured UPVC double glazed window to the side.

Kitchen Breakfast Room

16'11" 10'1" (5.17m 3.09m)

Fitted with a range of wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, integrated electric oven and hob with air filter over, laminate flooring, tiled splashback, integrated dishwasher and fridge freezer, plumbing for a washing machine, radiator, UPVC double glazed windows to the rear and side and UPVC double glazed door to the side.

First Floor Landing

Stairs rising from the ground floor, loft hatch and doors leading into the bedrooms and bathroom.

Bedroom One

15'0" x 11'3" (4.58m x 3.45m)

A carpeted double bedroom with UPVC double glazed window to the front, radiator, feature tiled fire place and built in storage cupboard.

Bedroom Two

8'6" x 7'1" (2.59m x 2.16m)

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

Bedroom Three

7'1" x 6'1" (2.16m x 1.87m)

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

Bathroom

Incorporating a three piece suite comprising; panelled bath, pedestal wash hand basin, low level WC, tiling to floor and walls, wall mounted heated towel rail and obscured UPVC double glazed window to the side.

Outside

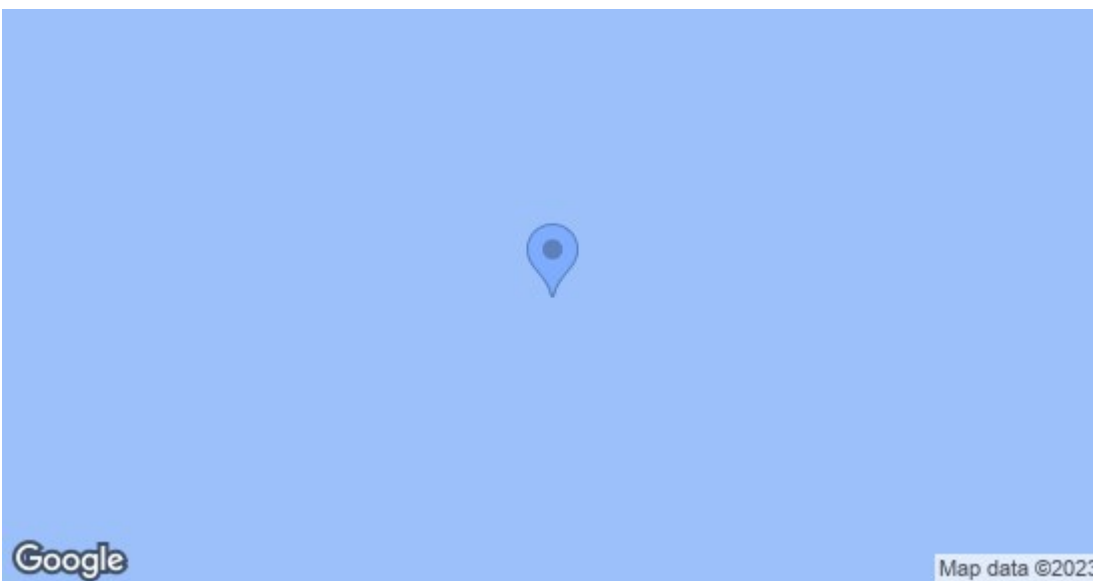
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Council Tax Band

Broxtowe Borough Council Band B



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		72	
(55-68) D			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.