



Beech Avenue,  
Beeston Rylands, Nottingham  
NG9 1QD

**£325,000 Freehold**



A beautifully presented and extended 1930's three-bedroom semi-detached house.

Benefitting from a pitched roof extension to the side, which houses a particularly impressive open plan breakfast kitchen, this versatile house with quality fixtures and fitting throughout, offers ready to move into accommodation that will appeal to a variety of potential purchasers.

In brief the stylish interior comprises: entrance hall, dining room, sitting room, breakfast kitchen, rising to the first floor are two double bedrooms, a further single bedroom and modern family bathroom.

Outside the property has a drive to the front providing ample car standing with a EV charger point, and to the rear and a primarily lawned garden with patio, borders, and a useful workshop/shed and further summerhouse.

Occupying a desirable location, well placed for easy access to Beeston train station and canal which leads to Attenborough Nature Reserve, as well as local shops, schools and a wide variety of other facilities.



A recess porch shelters the composite double glazed entrance door.

#### Entrance Hall

Radiator with decorative cover, and stairs off to the first floor landing.

#### Dining Room

12'11" x 10'0" (3.96m x 3.07m )

UPVC double glazed bay window to the front, and radiator with decorative cover.

#### Sitting Room

13'7" x 12'9" (4.15m x 3.9m )

UPVC double glazed patio doors leading to the rear garden, radiator and an inset open fire with glazed doors.

#### Breakfast Kitchen

17'1" decreasing to 13'10" x 12'11" (5.23m decreasing to 4.24m x 3.96m )

With an extensive range of modern good quality fitted wall and base units, granite work surfacing with splashback, breakfast bar, inset induction hob with extractor above, inset electric double oven and grill, and further inset microwave with grill, integrated dishwasher, plumbing for a washing machine, space for a dryer, plumbing for an American style fridge and freezer, one and half bowl sink with mixer tap, three feature Velux windows, two UPVC double glazed windows, door to the exterior, radiator and wall-mounted Worcester boiler.

#### First Floor Landing

UPVC double glazed window, and loft hatch with retractable ladder.

#### Bedroom One

13'7" x 10'2" (4.15m x 3.12m )

UPVC double glazed window, radiator, and fitted wardrobe.

#### Bedroom Two

10'10" x 9'1" (3.31m x 2.78m )

UPVC double glazed window, radiator and fitted wardrobe.

#### Bedroom Three

7'6" x 6'5" (2.29m x 1.97m )

UPVC double glazed window and radiator.

#### Bathroom

9'3" x 5'3" (2.82m x 1.62m )

With modern fittings in white comprising: WC, bath with shower handset, wash-hand basin inset to vanity unit with illuminated mirror above, shower cubicle with mains control shower over, wall-mounted heated towel rail, fully tiled walls.

#### Outside

To the front the property has a wall boundary and a drive providing ample car standing, with an EV charger point, the front also has a garden with mature shrubs. To the rear the property has a patio with outside tap, a primarily lawned garden with established shrubs, raised borders, a shed/workshop, and summerhouse.

#### Shed/Workshop

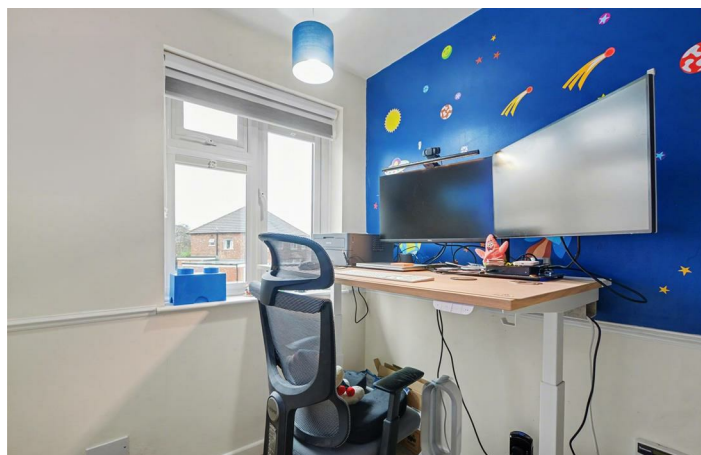
16'1" x 8'3" (4.92m x 2.52m )

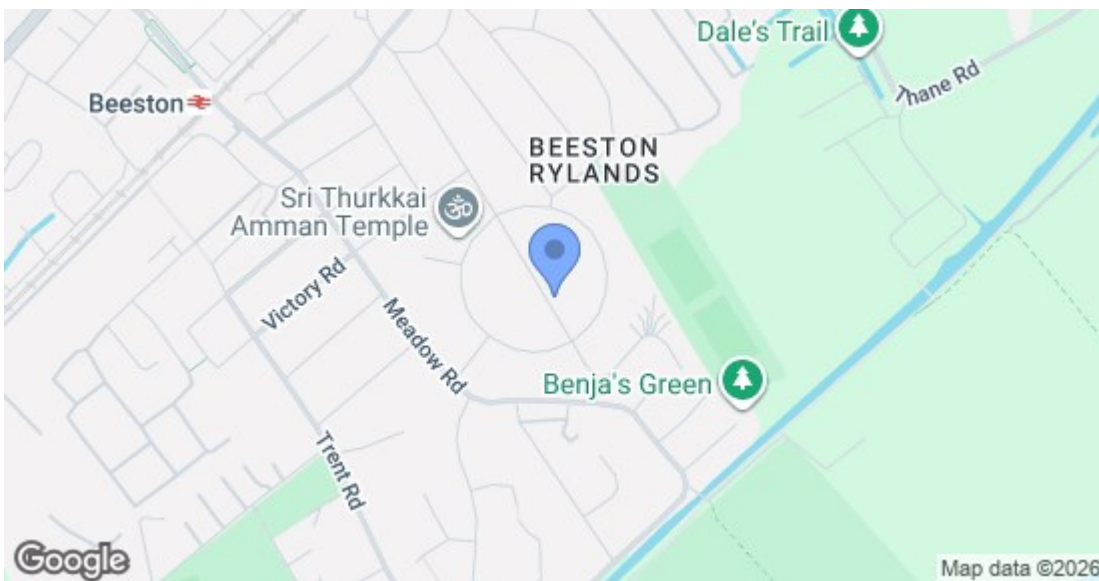
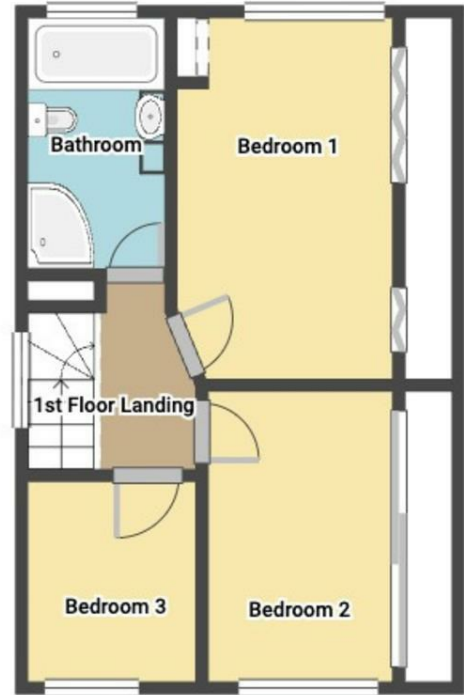
Up and over door to the front, window to the side, pedestrian door to the rear, light and power.

#### Summerhouse

9'6" x 8'10" (2.92m x 2.71m )

With veranda to the front and power.





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