



Farm Road,
Beeston, Nottingham
NG9 5BZ

£530,000 Freehold



An extended Hofton built, four bedroom, Semi-detached house on a generous plot.

Having been extended and significantly upgraded by the current vendors, this excellent property now offers a large and versatile contemporary living space, with accommodation arranged over three floors, that would ideally appeal to the needs of a growing family, but will also appeal to a variety of potential purchasers.

In brief the bright and well-presented interior comprises: entrance porch, entrance hall, sitting room, large open plan kitchen diner and living space, utility, guest cloakroom and integral garage. Rising to the first floor, there is a spacious landing with study area, three double bedrooms, a bathroom and shower room, and rising the second floor is the main bedroom suite.

Outside, the property has a drive to the front, providing ample car standing, with the garage beyond, and to the rear there is a generous enclosed southwest facing garden with a good sized patio.

Occupying a particularly enviable and sought-after residential location, surrounded by other attractive traditional properties, and being ideally situated for easy access to: Chilwell High Road, Beeston Town Centre, excellent transport links, and a range of other useful activities.



Entrance Porch

UPVC double glazed entrance door, tiled flooring, second wooden door with leaded glazing leads to hallway.

Entrance Hall

Stairs leading to the first floor landing, radiator, and useful under stair storage.

Sitting Room

17'1" x 11'5" (5.23m x 3.49m)

UPVC double glazed bay window and radiator.

Kitchen Diner and Living Area

29'2" x 13'0" increasing to 15'11" (8.91m x 3.98m increasing to 4.86m)

Twin double glazed bi-fold doors leading to the rear garden, two radiators, UPVC double glazed window, electric underfloor heating and a large pantry with shelving. A fitted kitchen with a range of wall, base and drawer units, work surfacing with tiled splashback, island with breakfast bar, one and half bowl sink and drainer unit with mixer tap, induction hob with air filter above, inset electric double oven and grill, integrated fridge freezer and dishwasher.

Utility Room

8'11" x 6'0" increasing to 9'6" (2.72m x 1.85m increasing to 2.90m)

Fitted wall and base units, work surfacing with splashback, single sink and drainer unit with mixer tap, plumbing for washing machine, radiator and UPVC double glazed window.

Guest Cloakroom

Fitted with a low level WC, wall mounted wash hand basin inset to vanity unit and UPVC double glazed window.

Garage

23'4" x 9'0" (7.13m x 2.75m)

Up and over door to the front, pedestrian door to the side, light and power and wall mounted 'Ideal' boiler.

First Floor Landing

With feature roof light, radiator, UPVC double glazed window and open plan study area.

Bedroom Two

15'2" x 11'10" (4.63m x 3.63m)

UPVC double glazed window, radiator and fitted wardrobe.

Bedroom Three

11'5" x 10'4" (3.49m x 3.16m)

UPVC double glazed window and radiator.

Bedroom Four

10'3" x 9'6" (3.14m x 2.91m)

UPVC double glazed window, radiator and large walk in cupboard, that potentially could be turned into a en-suite.

Shower Room

8'5" x 5'4" (2.57m x 1.64m)

Fitted with a low level WC, wash hand basin inset to vanity unit, shower cubicle with mains control shower, radiator, extractor and UPVC double glazed window.

Bathroom

8'1" x 7'2" (2.47m x 2.19m)

Fitted with a low level WC, pedestal wash basin, bath with shower handset, shower cubicle with mains control shower over, wall mounted heated towel rail, useful storage cupboard, UPVC double glazed window and extractor fan.

Stairs off to second floor landing, with useful loft storage and Velux window.

Main Bedroom Suite

17'9" x 14'11" (5.43m x 4.55m)

UPVC double glazed window, fitted wardrobe and radiator.

En-Suite

6'2" x 5'6" (1.90m x 1.70m)

Fitted with a low level WC, wash hand basin inset to vanity unit, shower cubicle with mains control shower over, wall mounted heated towel rail, inset ceiling spot lights, extractor fan and UPVC double glazed window.

Outside

To the front, the property has a blocked paved drive providing ample car standing, with the garage beyond and a shrub border, to the rear the property has a large patio with outside tap, primarily lawned garden with mature shrubs and a summer house and timber shed.

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: Obtained for previous completed work.

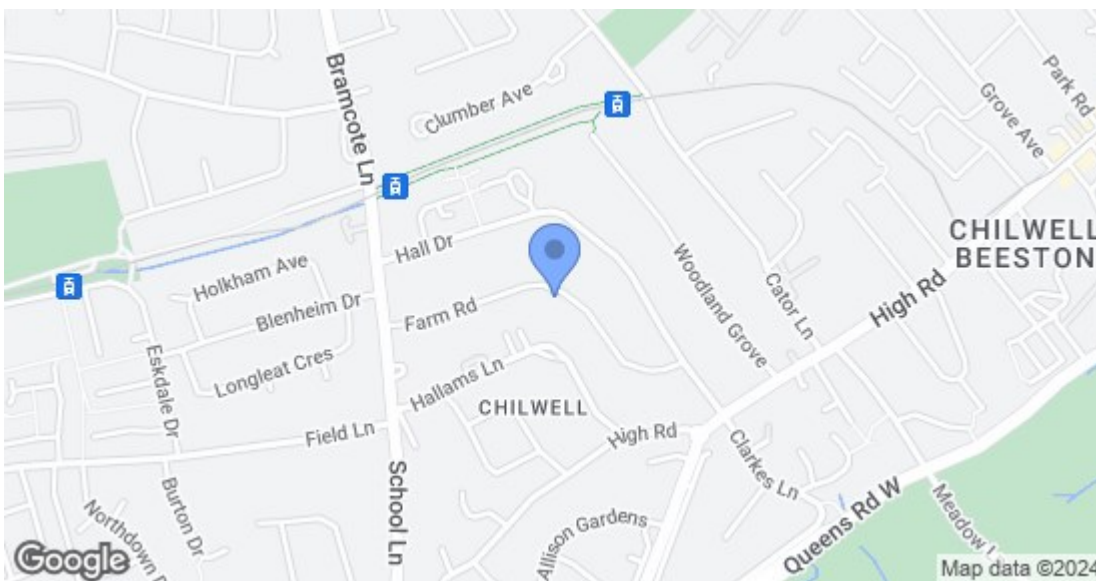
Has the Property Flooded?: No

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.



Robert Ellis
ESTATE AGENTS



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			
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	

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