Robert Ellis

look no further...

Belmont Close,
Beeston, Nottingham
NG9 5FY

£265,000 Freehold

0115 922 0888

/robertellisestateagent @robertellisea

A beautifully presented and well proportioned three bedroom semi-detached property.

Having been refurbished to a high standard throughout by the current vendors this fantastic property, situated in this sought-after residential location, well placed for a range of shops and local amenities including schools, transport links and health care facilities, is considered an ideal opportunity for a variety of purchasers including; first time buyers, young professionals and families.

In brief the internal accommodation comprises; entrance porch, entrance hallway, kitchen and lounge diner to the ground with three bedrooms and bathroom to the first floor.
Outside to the front of the property low maintenance garden with steps leafing to the entrance porch. At the rear of the property there is a private and enclosed rear garden.

Offered to the market with the benefit of high standard fixtures and fittings, gas central heating and UPVC double glazing throughout this wonderful property is well worthy of an internal viewing in order to be fully appreciated.

Entrance Hallway
UPVC double glazed entrance door, tiled flooring, radiator, useful storage cupboard, spot lights to ceiling, UPVC double glazed door to the rear and secondary door leading to inner hallway.

Lounge Diner
18'0" x 11'4" (5.49m x 3.46m)
Two UPVC double glazed windows to the front, feature electric fire place and laminate flooring.

Kitchen Utility
17'10" (reducing to 7'1") x 16'3" (5.44m (reducing to 2.18m) x 4.96m)
Fitted with a range of wall, base and drawer units, work surfaces, two sink and drainer units with mixer taps , integrated electric oven with gas hob above and air filter over, integrated fridge freezer and dishwasher, space and plumbing for washing machine and tumble dryer, complementary tiling to the walls, laminate flooring, access to the pantry, radiator and two UPVC double glazed windows to the rear.

First Floor Landing
Stairs rising from the ground floor, feature panelled wall, loft hatch useful storage cupboard.

Bedroom One
17'11" (reducing to 12'0") x 9'0" (5.47m (reducing to 3.68m) x 2.76m)
Two UPVC double glazed windows to the front, carpet flooring and two radiators.

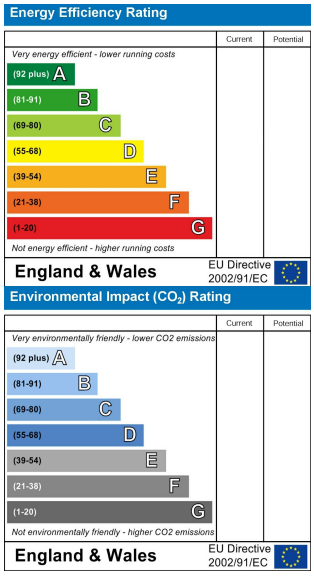
Bedroom Two
8'4" x 8'1" (2.56m x 2.48m)
UPVC double glazed window to the rear, carpet flooring and radiator.

Bedroom Three
9'0" x 8'4" (2.74m x 2.54m)
UPVC double glazed window to the rear, carpet flooring and radiator.

Bathroom
Fitted with a four piece suite comprising; stand alone bath with handheld shower set, wash hand basin inset to vanity unit, low level WC, walk in shower cubicle with mounted rainfall effect shower and hand held shower set, complementary tiling to walls and floor, spot lights to ceiling, wall mounted heated towel rail and a obscure UPVC double glazed window to the side.

Outside
To the front of the property there is a low maintenance garden with steps the leading to the entrance door and enclosed with timber fencing, To the rear of the property there is a well maintained garden with seating area. paved footpath and gated access with the driveway beyond.

Council Tax Band
Broxtowe Borough Council Band B



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.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888