

Cornwall Avenue,  
, Beeston Rylands  
NG9 1NL

**£260,000 Freehold**



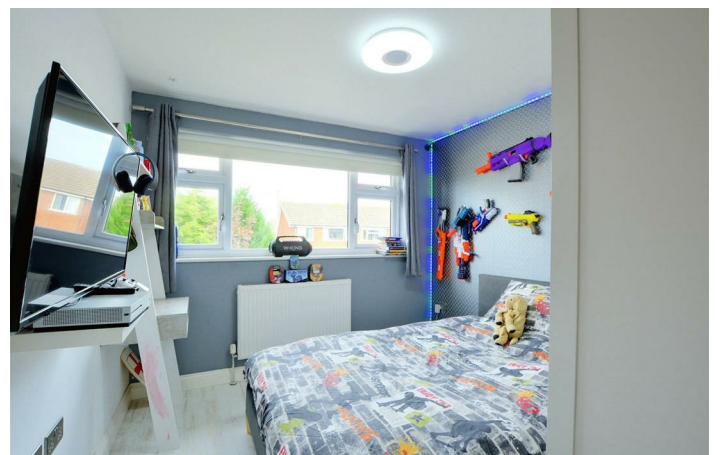
An immaculately presented and well proportioned three bedroom semi-detached house with a garden office and garden store.

Situated in this popular and convenient residential location within easy reach of a range of local shops and amenities including schools, transport links, Beeston Marina and Beeston Town Centre this fantastic property is considered an ideal opportunity for a variety of potential purchasers including, first time buyers, young professionals and families.

In brief the internal accommodation comprises; lounge, extended open plan kitchen diner, utility room and bathroom to the ground floor, with three good sized bedrooms to the first floor.

To the front of the property you will find a large tarmac driveway with ample car standing and gated side access leading to the private and enclosed rear garden which includes a gravel area overlooking the artificial lawn beyond, garden office and garden store, a range of mature trees and fence boundaries.

Having been extensively renovated by the current vendors including, a rear extension, new kitchen and bathroom, new UPVC double glazing, gas central heating and a re-wire, this excellent property is offered to the market with the benefit of no upward and an early internal viewing comes highly recommended in order to be fully appreciated.



### Lounge

16'2" x 15'6" (4.94m x 4.74m )

Entrance door, UPVC double glazed window to the front and side, two radiators, spot lights to ceiling, stairs leading to the first floor and door leading into the open plan kitchen diner.

### Open Plan Kitchen Diner

18'3" x 9'2" (5.57m x 2.81m)

Fitted with a range of modern wall, base and drawer units in grey, work surfaces, one and half bowl sink and drainer unit with mixer tap, range cooker with air filter over, complimentary tiling to walls, integrated microwave, spot lights to ceiling, Velux window, laminate flooring, radiator, UPVC double glazed bi-fold doors leading to the rear garden and door leading to the bathroom and utility room.

### Utility Room

5'6" x 5'5" (1.68m x 1.66m)

With laminate flooring, plumbing for a washing machine and tumble dryer, space for a fridge freezer and wall mounted Worcester combination boiler.

### Bathroom

8'6" x 6'2" (2.61m x 1.9m)

Incorporating a four piece suite comprising; a stylish stand alone bath, shower cubicle with shower over, pedestal wash hand basin, low level WC, complementary tiling to walls, Velux window, spot lights to ceiling, obscured UPVC double glazed window to the rear, wall mounted heated towel rail, underfloor heating and extractor fan.

### First Floor Landing

Useful attic access, stairs rising from the ground floor and doors leading into the three bedrooms.

### Bedroom One

12'6" x 9'10" (3.82m x 3.02m)

A carpeted double bedroom, UPVC double glazed window to the front, radiator, sky light, spot lights to ceiling and an opening to the WC.

### WC

Fitted with a low level WC, wall mounted wash hand basin, tiled flooring and splashbacks, wall mounted heated towel rail and extractor fan.

### Bedroom Two

11'9" x 9'1" (3.59m x 2.78m )

With laminate flooring, UPVC double glazed window to the rear and radiator.

### Bedroom Three

8'3" x 6'5" (2.53m x 1.96m)

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

### Garden Office

7'4" x 7'1" (2.26m x 2.17m )

With power and electricity, UPVC double glazed door to the side, security alarm and door to the gardens store.

### Garden Store

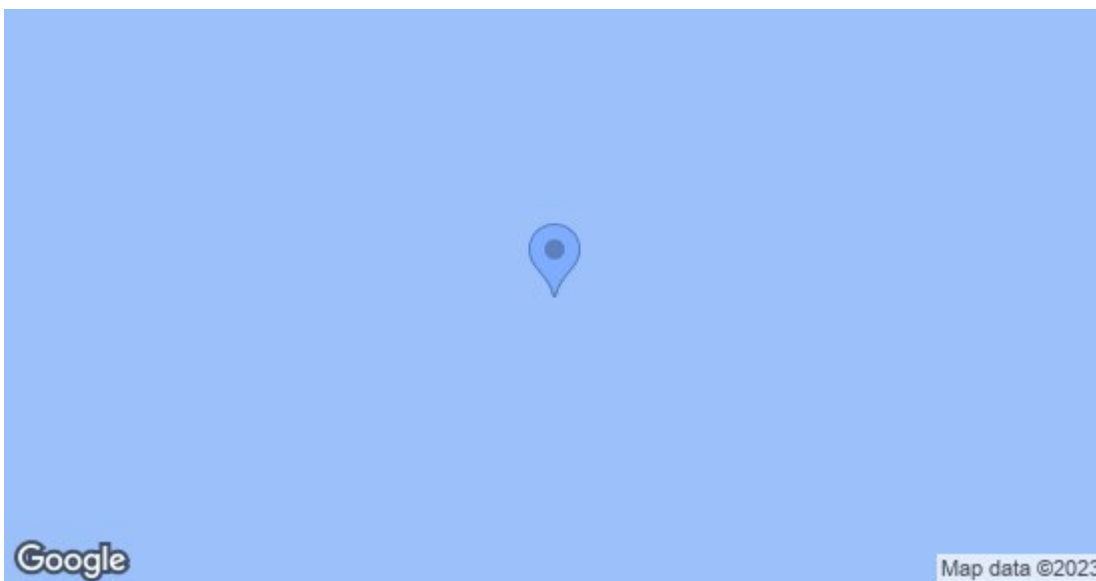
8'1" x 7'2" (2.48m x 2.2m)

UPVC double glazed window to the side, power and electricity.

### Outside

To the front of the property you will find a large tarmac driveway with ample car standing and gated side access leading to the private and enclosed rear garden which includes a gravel area overlooking the artificial lawn beyond, garden office and garden store, a range of mature trees and fence boundaries.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		70	
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
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.