Robert Ellis

look no further. . .

Dale Lane
Beeston, Nottingham NG9 4EA

An immaculately presented and particularly versatile four bedroom chalet style house.

Asking Price £635,000 Freehold

An immaculately presented and particularly versatile four bedroom chalet style house.

Benefiting from a large loft conversion and impressive open plan kitchen/diner to the rear with quality fixtures and fittings and bi-fold doors, this deceptive property would ideally suit the needs of a family, though equally is a fabulous opportunity for those looking for a bungalow with further accommodation.

In brief, the stylish and contemporary interior with generous proportions throughout comprises: Entrance porch, inner hallway, sitting room, kitchen/diner, utility, WC, master en-suite bedroom, two further good sized bedrooms, a bathroom and integral garage. Rising to the first floor is a large study and fourth bedroom.

Outside the property has a block paved driveway providing ample car standing for three vehicles with a garage beyond and an established front border and to the rear has an enclosed and well maintained primarily lawned garden with patio and stocked borders.

Occupying an enviable position, tucked away in a conservation area off Grove Avenue, yet conveniently situated for the NET tram, bus routes, Chilwell High Road, Beeston town centre and local schools this stunning and individual bungalow simply must be viewed to be truly appreciated. Don't let this once in a lifetime opportunity pass you by.

Entrance Porch
A composite double glazed entrance door with flanking windows leads to a porch with oak flooring and radiator.

Inner Hallway
With oak flooring, two useful fitted cupboards, one with a radiator.

Sitting Room
20'11" x 12'11" (6.39 x 3.94)
With radiator, UPVC double glazed window, fuel effect inset gas fire with granite hearth and surround and Adam style mantle.

Kitchen/Diner
23'8" x 14'4" (7.22 x 4.38)
With an extensive range of quality fitted wall and base units, an island with breakfast bar, induction hob with air filter above, inset electric double oven and grill and a further inset oven/microwave, integrated coffee machine, fridge and freezer, further freezer, integrated dishwasher and washing machine, radiator, aluminium bi-fold doors, inset ceiling spotlights, tiled flooring and UPVC double glazed window.

Utility
6'7" x 5'8" (2.01 x 1.74)
With fitted worksurfaces, wall unit, plumbing for a washing machine, radiator with decorative cover, tiled flooring and composite double glazed door leading to the rear garden.

WC
With WC, wall mounted wash hand basin with tiled splashback, tiled flooring and UPVC double glazed window.

Master Bedroom
14'4" x 13'10" (4.39 x 4.24)
With a good range of fitted Hammonds wardrobes, radiator and inset ceiling spotlights.

En-Suite
With modern fitments in white comprising WC, wash hand basin inset to vanity unit with mirror, light and shaver point above, shower cubicle with mains controlled shower over, fully tiled walls, tiled flooring, wall mounted heated towel rail, inset ceiling spotlights, extractor fan and UPVC double glazed window.

Bedroom Two
10'10" x 9'10" (3.314 x 3.02)
With UPVC double glazed window and radiator.

Bedroom Three
16'4" x 9'10" (5.00 x 3.02)
With UPVC double glazed window, radiator and fitted wardrobe.

Bathroom
Incorporating a four piece suite comprising WC, wash hand basin inset to vanity unit with de-misting illuminated mirror above, freestyle bath with mixer tap, shower cubicle with mains controlled shower, part tiled walls, UPVC double glazed window, inset ceiling spotlights and extractor fan.

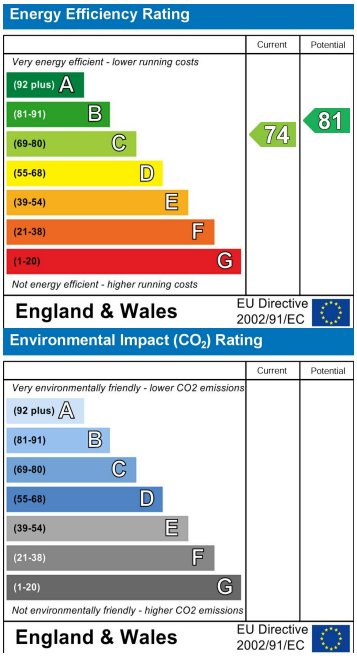
Hallway
With stairs off to first floor landing, integral door through to garage and a cupboard housing the Vaillant combination boiler.

Integral Garage
14'9" x 9'8" (4.51 x 2.96)
With remote controlled electric up and over door to the front, light and power.

Study
16'2" x 13'3" (4.94 x 4.04)
With radiator, Velux window and inset ceiling spotlights.

Bedroom Four
29'7" x 13'3" (9.04 x 4.04)
With two Velux windows, two radiators, storage cupboard and further eaves storage.

Outside
To the front the property has a driveway providing ample car standing with the integral garage beyond, an established and well stocked front border and gated access to the rear of the property. To the rear the property has an enclosed and private garden with a lawned area, raised border, timber shed and patio.



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