Robert Ellis

look no further...

Ayton Gardens,
Beeston, Nottingham
NG9 6NQ

O/O £250,000 Freehold

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A THREE BEDROOM SEMI DETACHED HOUSE.

Situated in this sought after and convenient residential location, within easy reach of a range of local shops and amenities including schools, transport links, Chilwell Retail Park, Attenborough Nature Reserve and the A52 and M1 for further afield, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including first time buyers, young professionals, families and investors.

In brief the internal accommodation comprises of an entrance hall, lounge, kitchen diner to the ground floor with two good size double bedrooms, a further single bedroom and a bathroom to the first floor.

To the front of the property you will find a concrete driveway with car standing for two and gated side access leading to the private and enclosed, well maintained rear garden which includes a patio overlooking the lawn beyond, a second patio at the end of the garden, stocked beds and borders, mature shrubs, useful storage shed and fenced boundaries.

Having been upgraded by the current vendor, this beautiful property is offered to the market with the benefit of UPVC double glazing and gas central heating throughout, a range of modern fixtures and fittings and ready to move in condition.

Entrance Hall
With a composite front door, UPVC double glazed window to the front, laminate flooring, radiator and door to:

Lounge
15'8" x 14'6" approx (4.79m x 4.44m approx)
With laminate flooring, stairs to the first floor, radiator, UPVC double glazed window to the front, electric fire with tiled surround and Adam style mantle and door to:

Kitchen Diner
14'6" x 8'5" approx (4.44m x 2.57m approx)
With a range of wall, base and drawer units, work surfaces, sink with a drainer and mixer tap, integrated electric oven with electric hob and air filter over, space for a fridge freezer and washing machine, tiled flooring and splashbacks,, radiator, two UPVC double glazed windows to the rear, useful understairs storage cupboard and UPVC double glazed door to the rear.

First Floor Landing
With UPVC double glazed window to the side, loft hatch and doors to:

Bedroom One
13'10" x 8'2" approx (4.24m x 2.5m approx)
Carpeted double bedroom with UPVC double glazed window to the front and a radiator.

Bedroom Two
10'2" x 7'6" approx (3.11m x 2.29m approx)
Carpeted double bedroom with UPVC double glazed window to the rear, built-in wardrobe and a radiator.

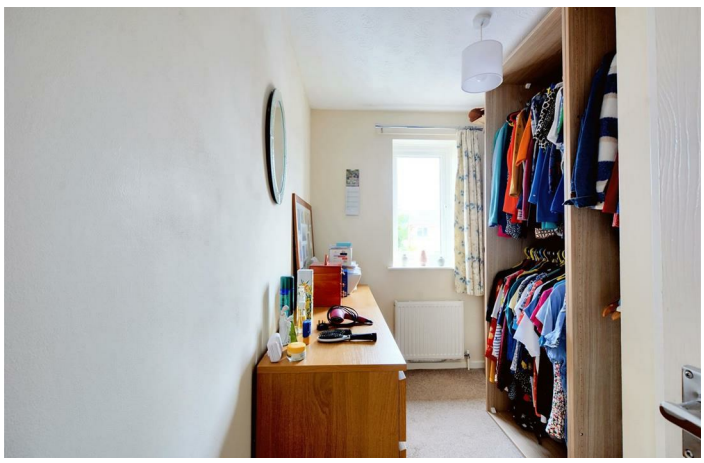
Bedroom Three
7'2" x 6'2" approx (2.19m x 1.88m approx)
Carpeted bedroom with UPVC double glazed window to the front, radiator and a built-in storage cupboard housing the combination boiler.

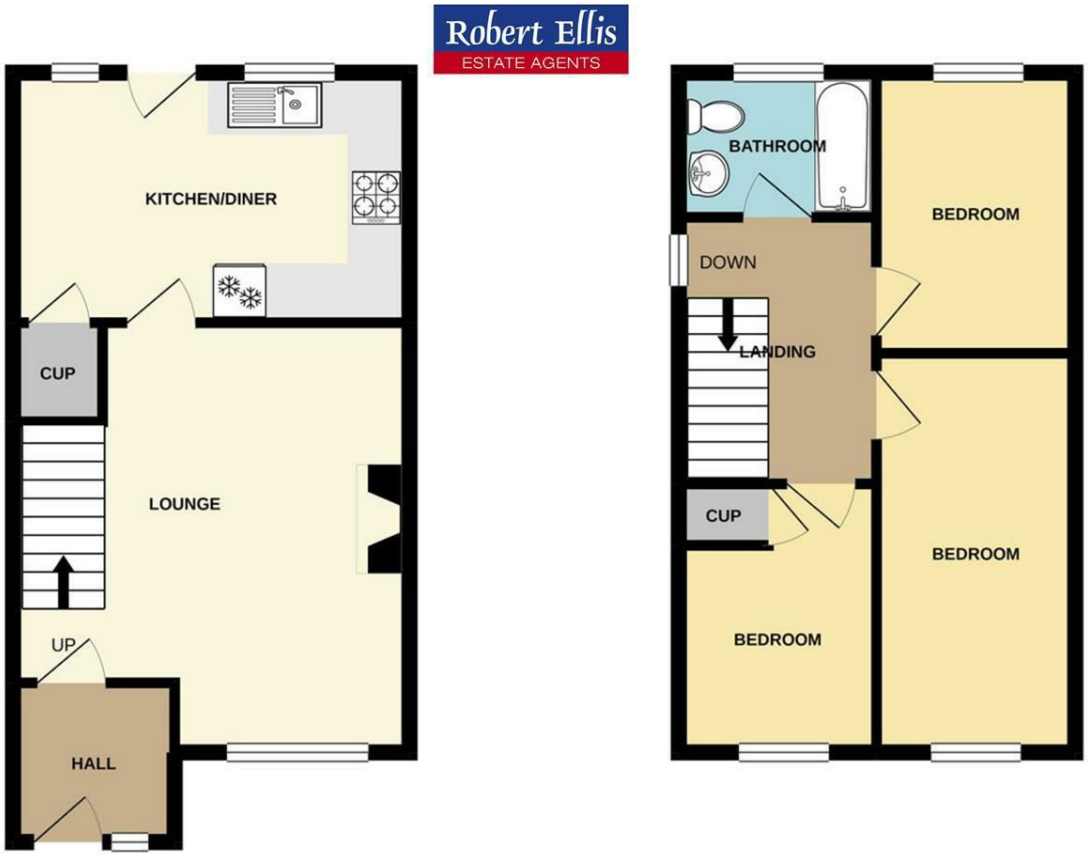
Bathroom
Incorporating a three piece suite comprising of a panelled bath with electric shower over, pedestal wash hand basin, w.c., tiled flooring and walls, spotlights, extractor fan, UPVC double glazed window to the rear, heated towel rail and electric shaver point.

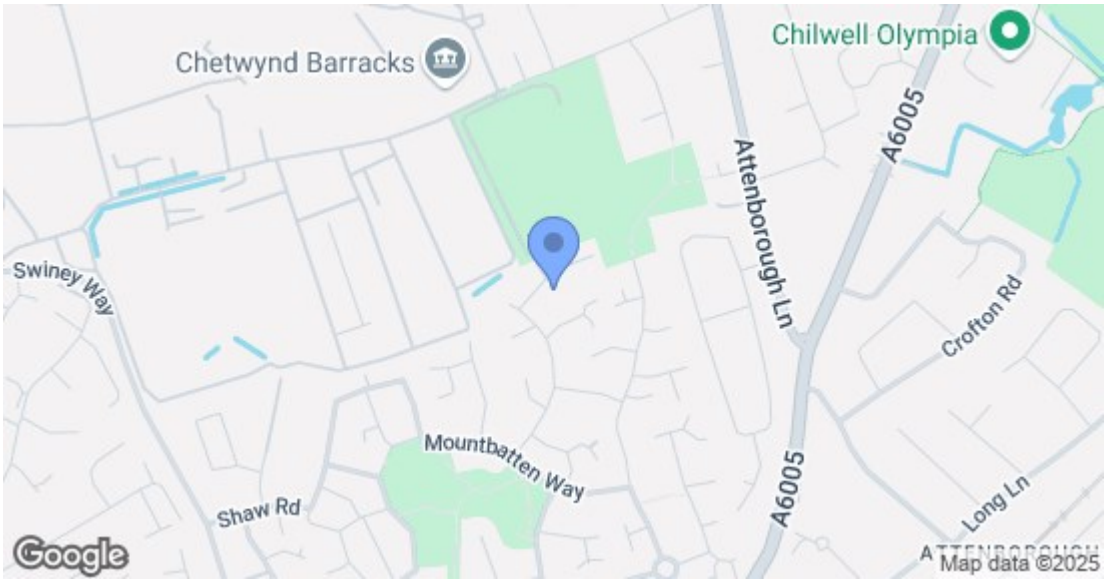
Outside
To the front of the property you will find a concrete driveway with car standing for two and gated side access leading to the private and enclosed, well maintained rear garden which includes a patio overlooking the lawn beyond, a second patio at the end of the garden, stocked beds and borders, mature shrubs, useful storage shed and fenced boundaries.

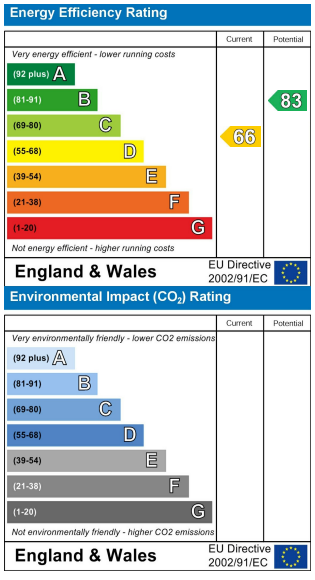
Material Information
Freehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: None
Rights and Easements: None
Planning Permissions/Building Regulations: None
Accessibility/Adaptions: None
Has the Property Flooded?: No

Council Tax
Broxtowe Borough Council Band C









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.

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