



Hampden Grove,  
Beeston, Nottingham  
NG9 1FG

**£600,000 Freehold**



An extended and beautifully presented Victorian four-bedroom semi-detached house, available with chain free vacant possession.

Offering a charming and versatile interior, this excellent house has retained much of it's original character that has been seamlessly blended with modern fixtures and fittings throughout to create a most appealing open plan kitchen diner and living space to the rear.

In brief the internal accommodation comprises: generous entrance hall, WC, lounge, sitting room, office, and an impressive open plan kitchen diner with sitting area and utility off. Rising to the first floor is an en-suite bedroom, three further good sized double bedrooms and family bathroom.

Outside the property has a drive to the front and an established front garden with borders, and to the rear has an enclosed and landscaped garden that is primarily lawned with patios and borders.

Tucked away in an enviable position with in north-west Beeston surrounded by other attractive period properties, and readily accessible for Beeston town centre, Chilwell high road, excellent transport links and a range of other facilities, this rare opportunity is well worthy of viewing.



Wooden door with with glazed panels leads to the entrance hall.

#### Entrance Hall

Entrance hall with radiator, stairs to first floor and door to:

#### Cloaks/WC

With heated towel rail, low flush WC and vanity wash hand basin, part tiled walls, double glazed window to the rear.

#### Lounge

12'11" x 12'2" (3.96m x 3.71m)

With feature period style fire place with open fire and tiled hearth, radiator, UPVC double glazed window to the front.

#### Sitting Room

17'7" x 8'0" (5.36m x 2.46m)

With electric radiator, double glazed window and French doors to the side and rear garden.

#### Study

8'1" x 8'2" (2.48m x 2.50m )

With laminate flooring and window to the front.

#### Breakfast/Dining Kitchen

22'7" x 13'0" (6.90m x 3.97m)

Central heating radiator, feature multi-fuel burner, and doorway with stairs to a small cellar. Open plan to a contemporary kitchen, hosting a range of wall and base cupboards with Corian work surfacing and inset one and a half bowl sink unit with mixer tap, gas range with glass splash back and stainless steel extractor, appliance space, central island unit with wood work surfacing, tiled splashbacks, glass display cupboards, rear exit door and double glazed window to the rear garden and doorway to:

#### Utility Room

8'11" x 5'11" (2.74m x 1.82m)

Fitted with wall and base units, wall mounted Worcester combination gas boiler for central heating and hot water, tiled flooring, Velux window to the side, appliance space and work surfacing.

#### First Floor Landing

Central heating radiator and access to :

#### Bedroom One

13'3" x 12'5" (4.04m x 3.81m)

With twin double glazed windows to the front and en-suite shower room comprising shower cubicle, radiator, vanity wash hand basin, low flush WC, heated towel rail, double glazed window to the side and extractor fan.

#### Bedroom Two

12'11" x 12'0" (3.95m x 3.67m )

Central heating radiator, UPVC double glazed window to the front, and fitted cupboard.

#### Bedroom Three

12'5" x 8'9" (3.81m x 2.69m )

Central heating radiator, and double glazed window to the rear.

#### Bedroom Four/Study

9'6" x 8'8" (2.9m x 2.66m )

Central heating radiator, UPVC double glazed window to the rear.

#### Bathroom

Incorporating a contemporary three piece suite, 'P' shaped panelled bath with splash panel screen and shower over, wash hand basin inset to vanity unit, low flush WC, tiled flooring, heated towel rail, double glazed window to the rear.

#### Outside

The property has a drive providing car standing and double gates leading to the side and rear of the property. The property also benefits from a front garden with established shrubs and a fence.

To the rear the property has an enclosed and landscaped garden with patios, a primarily lawned garden with stocked beds and borders, outside tap, power point and a useful 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 completed work.

Accessibility/Adaptions: None

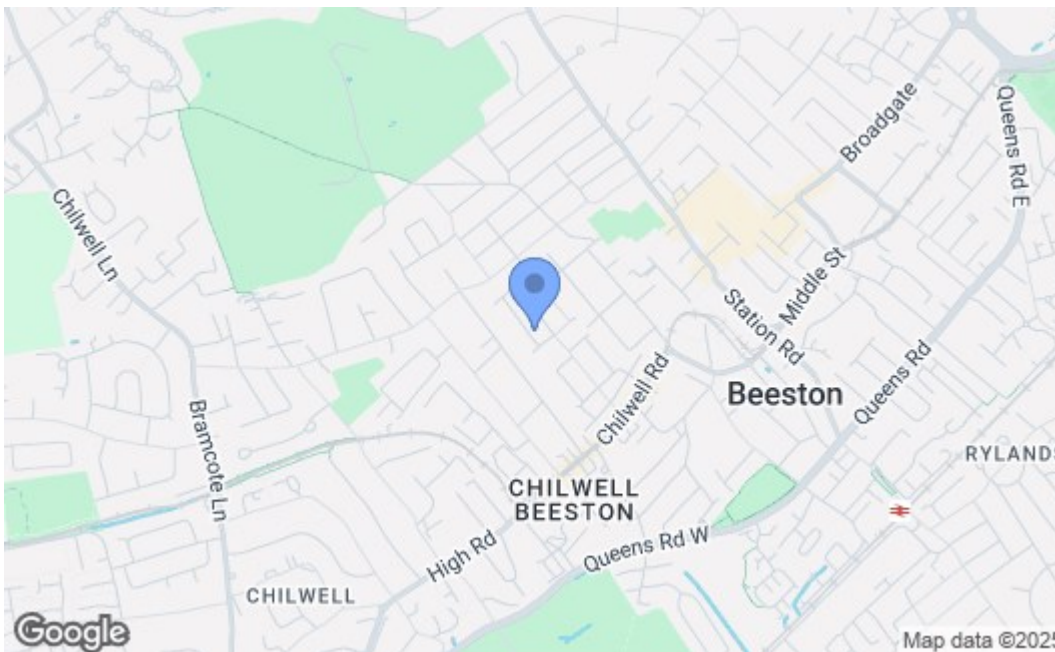
Does the property have spray foam in the loft?: No

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		69	
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		63	
(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	

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