Robert Ellis

look no further. . .

Dovecote Lane,
Beeston, Nottingham
NG9 1JG

£450,000 Freehold

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A substantial Victorian five/six bedroom semi-detached house.

Washington Villas is a fine example of Victorian style and charm, retaining much of it's original character with high ceilings and generous room sizes, this elegant house has been well maintained yet offers further potential.

In brief the extensive internal accommodation arranged over three floors comprises: entrance porch, entrance hall, sitting room, open plan kitchen and dining area and lounge, rising to the first are three double bedrooms, a separate WC and bathroom, rising to the second floor are a further two bedrooms, a bedroom/study and a large walk-in storage area.

Outside the property has a drive to the front providing car standing, and a established front garden with hedge, and to the rear there is an enclosed, primarily lawned garden with yard/patio, useful brick workshop and WC.

Available to the market with the benefit of chain free vacant possession, this excellent property has not been offered to the market for over 60 years, and truly is a rare opportunity, well worthy of viewing.

Entrance Porch
UPVC double glazed entrance door, and a secondary wooden door leading to the entrance hallway.

Entrance Hallway
Minton tile style flooring, radiator, stairs off to the first floor, and under stairs recess.

Sitting Room
16'11" x 14'5" (5.18m x 4.40m)
UPVC double glazed bay window to the front, further UPVC double glazed window to the side, two radiators and a cast iron fireplace with Adam-style surround.

Dining Room
12'4" x 12'5" (3.78m x 3.80m)
UPVC double glazed window, radiator, tiled flooring and fitted cupboards.

Kitchen
13'5" x 8'6" (4.10m x 2.61m)
Fitted wall and base units, work surfacing with tiled splashback, inset gas hob with air filter above, integrated oven and grill, double sink with mixer tap, plumbing for a dishwasher and washing machine, two UPVC double glazed windows, tiled flooring, and a 'Ferroli' wall mounted boiler.

Lounge
12'11" x 12'5" (3.94m x 3.79m)
Two UPVC double glazed windows, radiator and gas fire.

Side Porch/Lean-To
11'1" x 6'9" (3.39m x 2.06m)
Windows and door to the exterior.

First Floor Landing
Radiator, and stairs leading to the second floor landing.

Bedroom One
18'11" x 13'5" (5.77m x 4.10m)
Two UPVC double glazed windows, radiator and fitted cupboard.

Bedroom Two
UPVC double glazed window, further wooden window, cast iron fireplace with Adam-style surround.

Bedroom Three
12'4" x 9'1" (3.77m x 2.77m)
Window, radiator, and cast iron fireplace.

Bathroom
9'0" x 8'5" (2.76m x 2.57m)
Wash hand basin inset to vanity unit, bath with shower handset, double shower with mains control shower over, part tiled walls, wall mounted heated towel rail, tiled flooring, and UPVC double glazed window.

WC
Fitted with a low level WC, UPVC double glazed window, wall mounted wash hand basin with tiled splashback, tiled flooring.

Second Floor Landing
Velux Window.

Walk-In Storage/Potential Study
20'10" x 6'5" (some limited head height) (6.36m x 1.98m (some limited head height))
Velux window.

Bedroom Four
12'5" x 12'11" (3.81m x 3.96m)
UPVC double glazed window.

Bedroom Five
13'6" x 12'8" (4.13m x 3.87m)
Two UPVC double glazed windows.

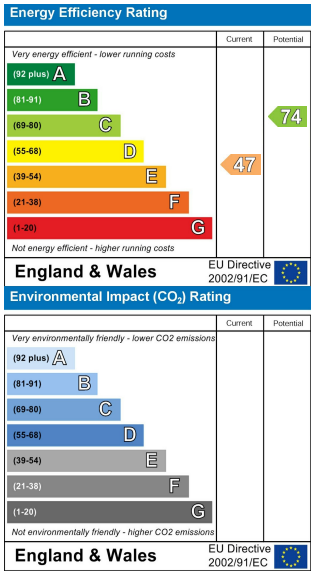
Bedroom Six/Study
9'2" x 5'9" (2.80m x 1.76m)
Velux window.

Outside
To the front the property has a drive, and an established garden with hedged boundary, shrubs and path to the front door. The Property has a shed and further stocked borders. To the rear the property has a enclosed garden with yard, lawn, various well stocked beds and borders, a gardeners WC and workshop.

Workshop
20'0" x 7'0" (6.11m x 2.15m)
Windows and doors.

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

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.



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