Robert Ellis

look no further...

Wollaton Road,
Beeston, Nottingham
NG9 2PH

£295,000 Freehold

0115 922 0888

/robertellisestateagent @robertellisea

An immaculately presented, two double bedroom, semi-detached house.

Situated in this sought-after and convenient residential location, readily accessible for a range of local shops and amenities including, schools, transport links, Beeston Town Centre, Queens Medical Centre, and the A52 and M1 for journeys further afield, this fantastic property is considered an ideal opportunity for variety of potential purchasers including, first time buyers, young professionals, families and investors.

In brief the internal accommodation comprises; entrance hall, lounge, and open plan kitchen diner to the ground floor, with two good sized double bedrooms and a bathroom to the first floor.

To the front of the property you will find a gravelled driveway offering ample car standing, and gated side access leading to the generous landscaped private and enclosed rear garden, which includes a grey Indian sandstone patio, overlooking the lawn beyond, a gravelled area to the rear and fence boundaries.

Having been extensively renovated and updated by the current vendors, including a new kitchen, bathroom, gravelled driveway, landscaped garden and many other features, this stunning house is well worthy of early internal viewing in order to be fully appreciated.

Entrance Hall
With a composite entrance door, radiator, stairs to the first floor, UPVC double glazed window to the side and door to the kitchen diner.

Lounge
13'8" x 11'2" (4.19 x 3.41)
A carpeted reception room with feature panelled walls, built in alcove shelving and cupboard units, radiator and UPVC double glazed window with fitted blinds to the front.

Kitchen Diner
17'3" x 8'3" (5.26 x 2.52m)
Fitted with a range of modern wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, induction hob with air filter over, integrated electric oven, integrated microwave and fridge freezer, dishwasher and washing machine, heated towel rail, useful under stair storage cupboard, feature panelled wall, UPVC double glazed window with fitted blinds to the rear, and UPVC double glazed French door to the rear patio.

First Floor Landing
UPVC double glazed window with fitted blinds to the side, loft hatch and doors to the bathroom and two bedrooms.

Bedroom One
17'3" x 11'0" (5.26m x 3.36)
A carpeted double bedroom with two UPVC double glazed windows with fitted blinds to the front, radiator and fitted wardrobe.

Bedroom Two
11'0" x 8'2" (3.37 x 2.51)
A carpeted double bedroom with fitted wardrobe, radiator and UPVC double glazed window with fitted blinds to the rear.

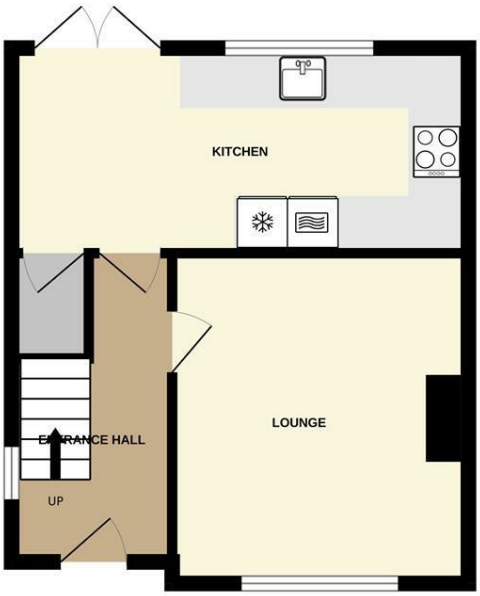
Bathroom
Incorporating a four piece suite comprising: panelled bath, shower with rainfall effect shower head, wash hand basin inset to vanity unit, low level WC, laminate flooring, tiled splashbacks, wall mounted heated towel rail, UPVC double glazed window with fitted blinds to the rear, spot lights to ceiling and extractor fan.

Outside
To the front of the property you will find a gravelled driveway offering ample car standing, and gated side access leading to the generous landscaped private and enclosed rear garden, which includes a grey Indian sandstone patio, overlooking the lawn beyond, a gravelled area to the rear and fence boundaries.

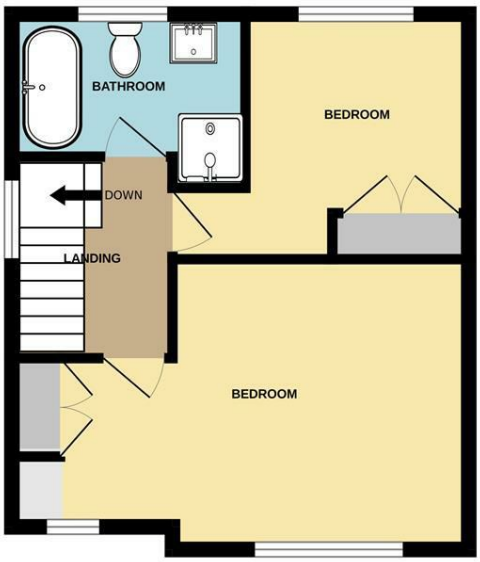
Material Information:
Freehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: None
Rights and Easements: None
Planning Permissions/Building Regulations: None
Accessibility/Adaptions; None
Has the Property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

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.

GROUND FLOOR



1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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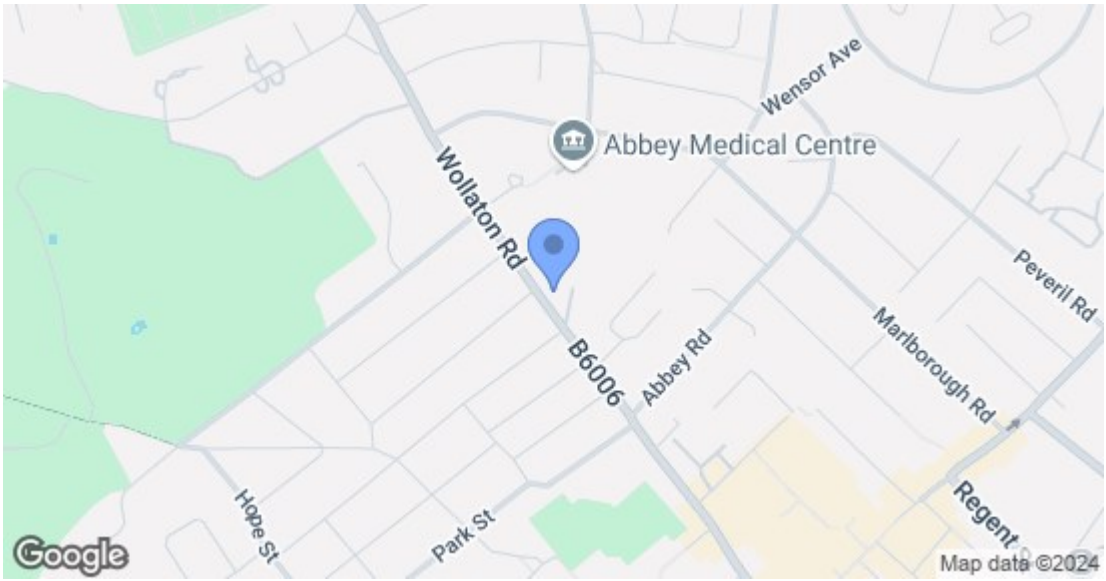

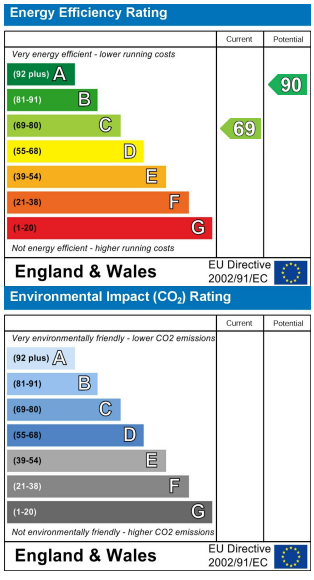

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