Robert Ellis

look no further...

Dovecote Lane,

,

NG9 1HU

£320,000 Freehold

An extended traditionally styled three bedroom semi detached house in a sought-after and central Beeston location.

Benefitting from a garden room to the rear with feature Velux windows, this well proportioned and versatile property is likely to appeal to a range of potential purchasers.

In brief, the internal accommodation comprises entrance hall, sitting room, WC, bathroom, breakfast kitchen and garden room to the ground floor. Rising to the first floor are three bedrooms and a shower room.

Outside, the property has a drive to the front providing ample car standing and to the rear there's a primarily lawned garden with stocked beds and borders, and gravel area.

Within easy walking distance of Beeston train station and the NET tram, the property is ideally placed for easy access to Beeston town centre which offers a variety of shops and services. This great property is well worthy of viewing.

Entrance
UPVC double glazed entrance door leads to hallway.

Hallway
Radiator, stairs off to first floor landing, WC.

WC
Wash hand basin, tiled splashback, UPVC double glazed window, extractor fan.

Sitting Room
14'10" x 11'10" (4.54 x 3.63)
UPVC double glazed window, radiator, decorative Adam-style fire surround.

Bathroom
Pedestal wash hand basin, bath with Mira shower over, part tiled walls, extractor, UPVC double glazed window, radiator.

Kitchen Diner
11'11" x 11'10" (3.65 x 3.61)
Fitted wall and base units, work surface, tiled splashbacks, inset electric hob with air filter above, inset electric oven and grill, plumbing for a washing machine, UPVC double glazed window, walk-in pantry cupboard with fitted shelving, Worcester boiler, inset glazed window blocks.

Garden Room
10'8" x 11'0" (3.26 x 3.37)
UPVC double glazed window, patio doors leading to the rear garden, four feature Velux windows, radiator, wooden flooring.

First Floor Landing
UPVC double glazed window, loft hatch, storage cupboard.

Bedroom One
14'9" x 11'10" (4.51 x 3.63)
UPVC double glazed window, radiator, fitted cupboards.

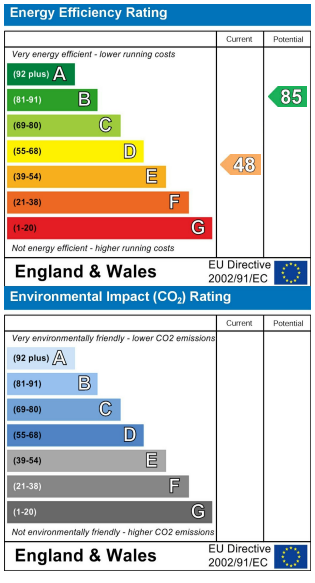
Bedroom Two
12'0" x 9'1" (3.67 x 2.77)
UPVC double glazed windows, radiator.

Bedroom Three
8'8" x 6'1" plus recess (2.65 x 1.86 plus recess)
UPVC double glazed window, radiator.

Shower Room
WC, wash hand basin, shower cubicle with Mira shower over, part tiled walls, extractor fan.

Outside
To the front of the property there is a block paved drive providing ample car standing with gated access leading to the rear garden. To the rear of the property there is an enclosed generous rear garden with gravel area, outside tap, lawn, beds and borders, and a timber shed.

Council Tax Band
Broxtowe Borough Council Band B



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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