Robert Ellis

look no further...

Cumberland Avenue,
Beeston, Nottingham
NG9 4DH

£375,000 Freehold

0115 922 0888

/robertellisestateagent @robertellisea

A recently refurbished, traditional, three bedroom semi detached property with the benefit of no upward chain.

This well presented property would make the ideal purchase for a large variety of buyers including young professionals, growing families or anyone looking to relocate to this sought after location.

Centrally located the property has the advantage of a large variety of local amenities included supermarkets, restaurants, local coffee shops and schools. There is also the benefit of bus and tram links within a short distance for trips in and around the city, Beeston train station is also nearby for journeys further afield.

In brief the property comprises; a welcoming entrance porch, entrance hall, with excellent storage, living room, dining room, breakfast kitchen, utility space and downstairs WC to the ground floor. Then rising to the first floor are two double bedrooms, a further single bedroom and a family bathroom.

To the front of the property there is spacious driveway with the garage beyond, mature shrubs with hedge and timber fencing. To the rear of the property there is a generous rear garden which is mainly laid to lawn and features a paved patio seating area, mature trees and shrubs, greenhouse and garden shed.

Offered to the market with the benefit of UPVC double glazing and gas central heating throughout this fantastic property is well worthy of an early internal viewing.

Entrance Porch
UPVC double glazed entrance door to front, useful fitted storage cupboards and seating, complementary tiling to the floors and further door leading to the entrance door.

Entrance Hall
Stairs leading to the first floor, laminate flooring and radiator.

Lounge
13'2" x 12'0" (4.018m x 3.66m)
UPVC double glazed bay window to the front, laminate flooring, feature fireplace and radiator.

Dining Room
17'5" x 12'3" (5.31m x 3.75m)
UPVC double glazed French doors leading to the rear garden, laminate flooring, feature fireplace and radiator.

Kitchen
13'8" x 12'3" (4.18m x 3.75m)
Fitted with a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit, integrated electric oven and grill, inset electric hob with extractor hood over, tiling to walls and floor, spot lights to ceiling, radiator, door leading into the inner lobby, archway leading to utility room and UPVC double glazed window to the rear.

Utility Room
Fitted with work surfaces, space and plumbing for washing machine and tumble dryer, space for large fridge freezer, wall mounted boiler, tiling to floors and UPVC double glazed door leading to the rear garden.

Inner Lobby
With doors leading to the integral garage and downstairs WC.

Downstairs WC
Fitted with a low level WC and tiling to walls and floor.

First Floor Landing
UPVC double glazed window to the side, stairs rising from the ground floor, loft hatch and doors leading into the bedrooms and bathroom.

Bedroom One
15'4" x 10'4" (4.68m x 3.16)
UPVC double glazed window to the front, fitted wardrobes and dressing table, carpet flooring and radiator.

Bedroom Two
11'4" x 10'4" (3.46m x 3.16m)
UPVC double glazed window to the rear, carpet flooring and radiator.

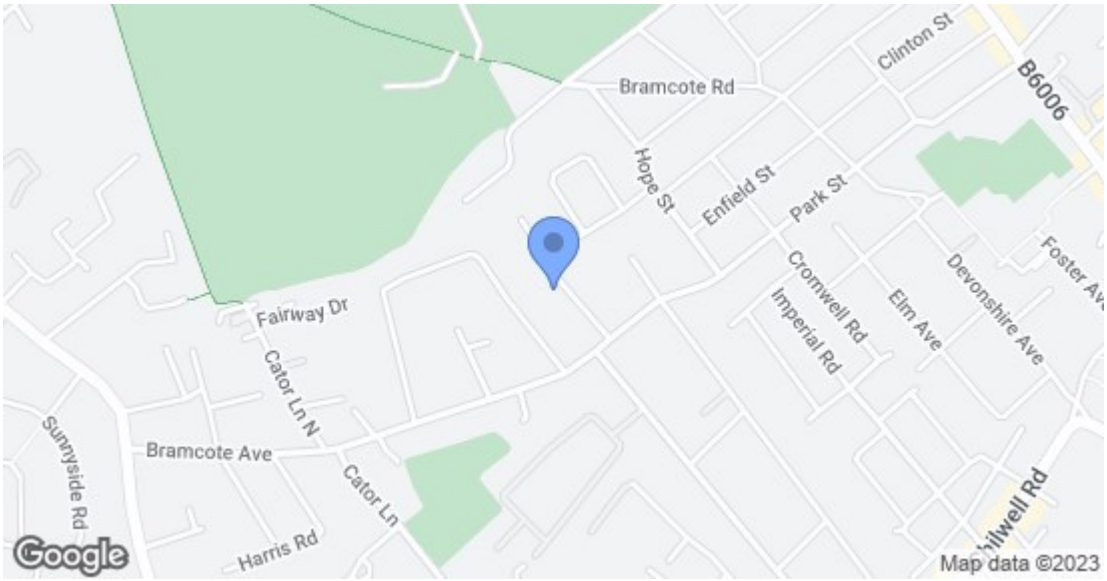
Bedroom Three
10'2" x 8'5" (3.11m x 2.57m)
UPVC double glazed window to the front, storage cupboard, carpet flooring and radiator.

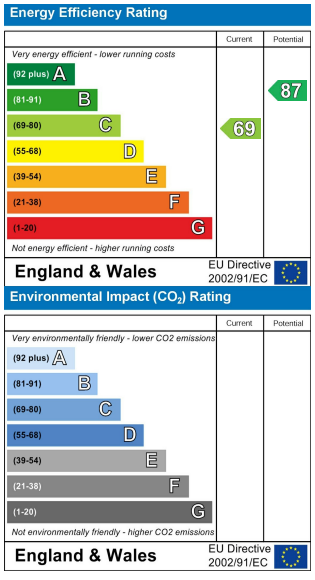
Bathroom
9'10" x 8'2" (3.02m x 2.50m)
Fitted with a four piece suite comprising; walk in shower with mains control shower and handset shower, panelled bath with handset shower, wash basin inset to vanity unit, low level WC, parquet style flooring, complementary tiling to the walls, spot lights to ceiling, wall mounted radiator and obscure UPVC double glazed window to the rear.

Outside
To the front of the property there is spacious driveway with the garage beyond, mature shrubs with hedge and timber fencing. To the rear of the property there is a generous rear garden which is mainly laid to lawn and features a paved patio seating area, mature trees and shrubs, greenhouse and garden shed.

Garage
18'10" x 8'10" (5.75m x 2.70m)
With up and over door to the front and pedestrian door to the rear.

Council Tax Band
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.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888