

Northdown Drive,  
Beeston, Nottingham  
NG9 5NT

**£350,000 Freehold**



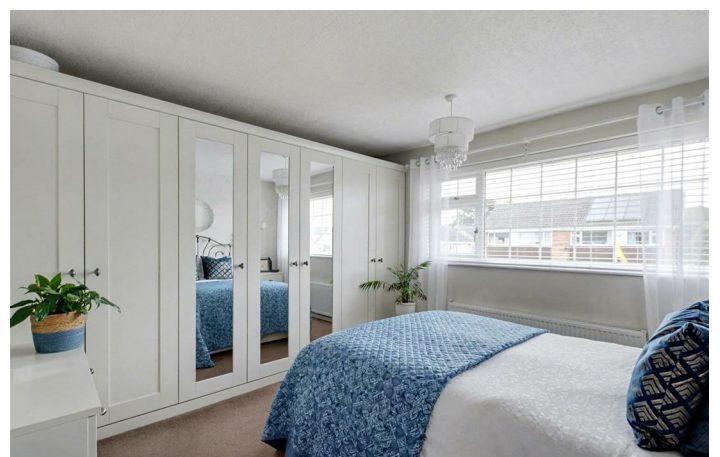
A well presented three bedroom link-detached house with a garage.

Situated in this sought after and convenient location, well placed for local shops and amenities including schools, transport links, Beeston town centre and the A52 and M1, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including first time buyers, young professions and families.

In brief the internal accommodation comprises of an entrance hall, open plan lounge/diner, conservatory, kitchen and utility room to the ground floor with two good size double bedrooms and further single bedroom and family bathroom to the first floor.

To the front of the property you will find a well maintained gravelled garden with a range of mature plants and shrubs and a block paved driveway offering car standing for two and to the rear there is a private and enclosed, well maintained garden which includes a patio overlooking the lawn beyond with a second patio at the end of the garden, a range of mature trees and shrubs, stocked beds and borders, useful storage shed and fenced boundaries.

Offered to the market with the benefit of ready to move into condition and chain free vacant possession, an early internal viewing comes highly recommended.



### Entrance Hall

Composite front door with flanking window, radiator, stairs to the first floor, useful understairs storage cupboard and door to the kitchen and lounge/diner.

### Lounge/Diner

20'10" x 13'4" approx (6.37m x 4.07m approx)

Carpeted reception room with UPVC double glazed bay window to the front, two radiators, electric fire and UPVC double glazed sliding door to:

### Conservatory

9'10" x 7'6" approx (3.01m x 2.3m approx)

With laminate flooring, radiator, UPVC double glazed French doors with flanking windows to the rear patio and UPVC double glazed windows to both sides.

### Kitchen

11'9" x 9'4" approx (3.6m x 2.85m approx)

With a range of wall, base and drawer units, work surfaces, 1½ bowl sink with drainer and mixer tap, integrated double electric oven, five burner gas hob with extractor fan over, tiled splashbacks, integrated dishwasher, radiator, UPVC double glazed window to the rear and UPVC double glazed door to:

### Utility Room

6'6" x 4'5" approx (2m x 1.35m approx)

With space for a fridge freezer, plumbing for a washing machine, UPVC double glazed door to the rear, UPVC double glazed windows to the rear and side, door to the garage.

### First Floor Landing

UPVC double glazed window to the side, loft access hatch, large airing cupboard and doors to the bathroom and three bedrooms.

### Bedroom 1

11'11" x 11'8" approx (3.64m x 3.56m approx)

Carpeted double bedroom with fitted wardrobes, UPVC double glazed window to the front and radiator.

### Bedroom 2

11'11" x 8'11" approx (3.64m x 2.73m approx)

Laminate flooring, UPVC double glazed window to the rear and radiator.

### Bedroom 3

9'8" x 8'7" approx (2.97m x 2.62m approx)

Laminate flooring, UPVC double glazed window to the front, radiator and built-in storage cupboard.

### Bathroom

Incorporating a three piece suite comprising a large walk-in shower, wash hand basin inset to vanity unit, low flush w.c., tiled floor and walls, heated towel rail, spotlights, UPVC double glazed window to the rear and extractor fan.

### Outside

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### Garage

18'6" x 7'10" approx (5.65m x 2.41m approx)

Up and over garage door to the front, power and lighting.

### Council Tax

Broxtowe Borough Council Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 7mbps Superfast 56mbps

Ultrafast 1800mbps

Phone Signal – 02, Three, EE, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

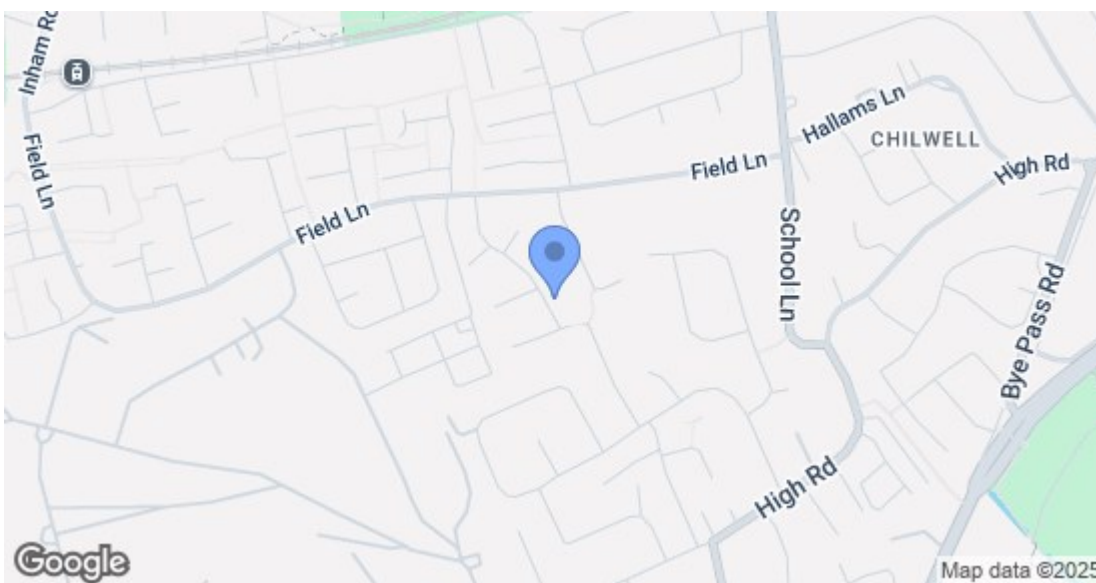
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.