



Sunnyside Road,
Beeston, Nottingham
NG9 4FR

£285,000 Freehold



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS FULLY RENOVATED AND MODERNISED BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE BEING BROUGHT TO THE MARKET WITH THE BENEFIT OF NO UPWARD CHAIN.

With accommodation over two floors, the ground floor comprises entrance hall, ground floor WC, spacious bay fronted living room and re-fitted Howdens kitchen. The first floor landing provides access to three bedrooms and a re-fitted/modernised bathroom suite.

The property also benefits from gas fired central heating from a recently commissioned combination boiler, uPVC double glazing throughout, generous enclosed corner plot, detached, double garage and detached brick outbuilding

We believe that the property would lend itself to further development on the side (subject to the usual planning permissions and consents). This could be sought either via extending the property or potentially looking to build on the side of the plot.

The property's location would suit that of a variety of different buying types, being situated close to good schooling, open countryside, shops, services and amenities. The property is also conveniently located close to a good selection of nearby transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway, the Nottingham electric tram terminus and localised routes into Beeston, Stapleford and Long Eaton.

We highly recommend an internal viewing to fully appreciate the modernisation which has gone into the property.



ENTRANCE HALL

12'7" x 6'6" (3.85 x 2.00)

uPVC panel and double glazed side entrance door, radiator, spotlights, meter cupboard box housing the electrical consumer box. Doors to living room, kitchen and WC. Turning staircase rising to the first floor.

GROUND FLOOR WC

5'10" x 2'8" (1.80 x 0.83)

Modern white two piece suite comprising hidden cistern push flush WC and wash hand basin with mixer tap, decorative splashback and storage cabinet beneath. Double glazed window to the rear, spotlight and extractor fan.

LOUNGE

18'4" x 18'2" (5.61 x 5.56)

Double glazed bay window to the front, two radiators, media points and spotlights.

KITCHEN

12'0" x 11'6" (3.66 x 3.51)

Re-fitted Howdens kitchen comprising a matching range of handleless fitted soft-closing base and wall storage cupboards with granite effect square edge work surfacing incorporating single sink and draining board with central mixer tap. Space and plumbing for under counter washing machine, dishwasher and tumble dryer with independently operated isolator switches, chrome plug sockets with USB charging points, fitted counter level four ring induction hob with extractor over and oven beneath, two double glazed windows to the rear, uPVC panel and double glazed exit door to outside, spotlights, radiator.

FIRST FLOOR LANDING

Decorative open spindle balustrade, boiler cupboard housing the gas fired central heating combination boiler (for central heating and hot water purposes), double glazed window to the side. Loft access point. Doors to all bedrooms and bathroom.

BEDROOM ONE

14'5" x 12'2" (4.41 x 3.73)

Two double glazed windows to the front, radiator.

BEDROOM TWO

12'0" x 10'10" (3.68 x 3.32)

Double glazed window to the rear, radiator.

BEDROOM THREE

8'0" x 7'8" (2.44 x 2.36)

Double glazed window to the front, radiator.

BATHROOM

7'10" x 5'5" (2.40 x 1.67)

Modern re-fitted white three piece suite comprising panel bath with glass shower screen, mixer tap, mains shower over, decorative butterfly boarding, wash hand basin with mixer tap, matching splashback, push flush WC. Radiator, spotlights, extractor fan, double glazed window to the rear.

OUTSIDE

The property sits on a generous overall corner plot with the front accessed via a lowered kerb entry point for off-street parking. There is then a pedestrian gate and pathway which provides access to the side entrance uPVC door. The front garden is enclosed by timber fencing with concrete posts and gravel boards and is predominantly gravelled with an array of planted bushes. To the right hand side of the garden there is a further decorative white stone and gravel area with slabbed access providing off-street parking and access to the detached double garage via twin up and over doors to the front. There is a side garden lawn, rear gravel with planted bushes and shrubbery, turned soil flowerbeds and side access for maintenance purposes to the side and rear of the detached garage.

TO THE REAR

The rear garden is designed for straight-forward maintenance being predominantly gravelled with a planted rockery boundary line housing a variety of bushes. There is a paved pathway which provides access to the rear double glazed door into the kitchen. There is an external lighting point and twin doors to the detached brick outbuilding.

DETACHED BRICK OUTBUILDING

11'5" x 5'10" (3.48 x 1.80)

With twin operating lockable doors, ideal for general garden storage.

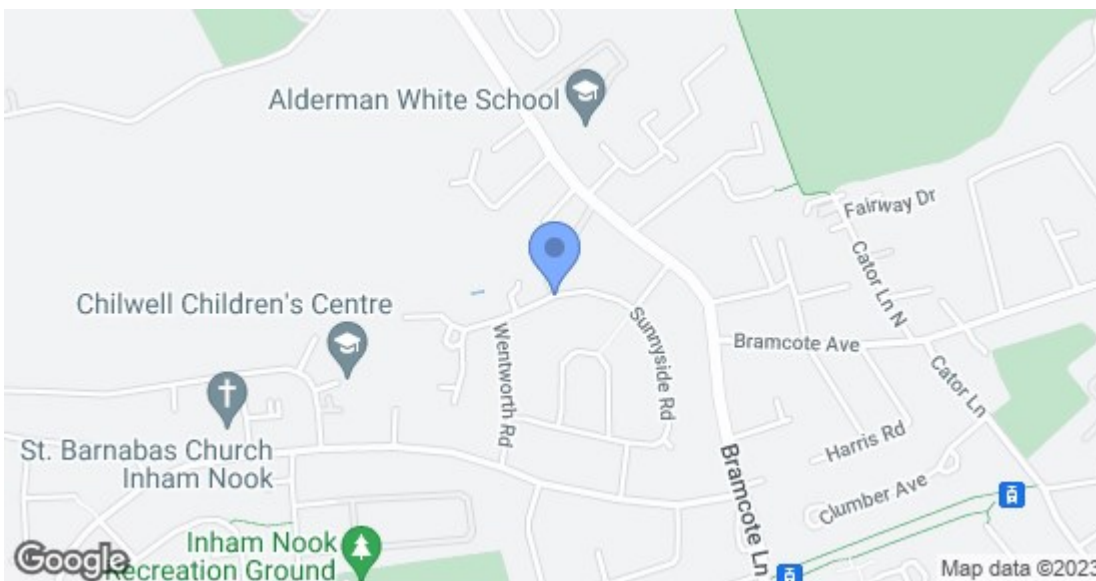
DETACHED DOUBLE GARAGE

19'10" x 19'8" (6.07 x 6.01)

With twin operating up and over doors to the front, uPVC panel and double glazed side entrance door, window to side with fitted blinds, potential for power and lighting points (not currently connected).



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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.