



Enfield Street
Beeston, Nottingham NG9 1DN

**Offers In The Region Of
£450,000 Freehold**

A Spacious Three Bedroom Victorian Semi-Detached House, Finished to a High Standard Throughout.



An attractive three bedroom Victorian semi detached house, with a good sized rear garden within walking distance to Beeston town centre.

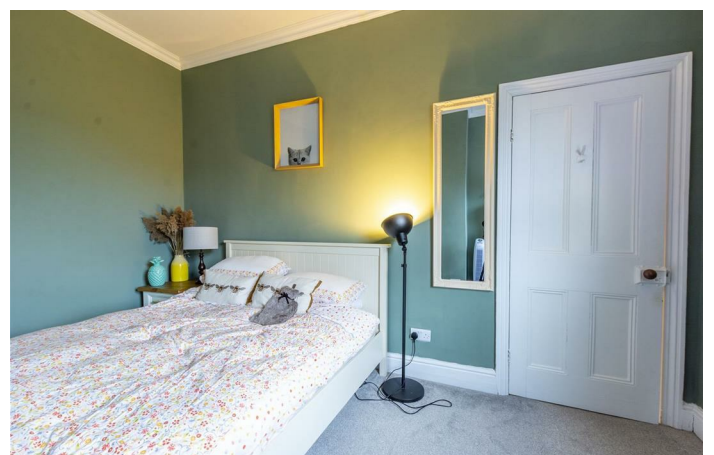
Situated in a sought after and convenient residential location within walking distance of Beeston town centre in close proximity to a variety of independent cafes, shops, restaurants and schools. There is the benefit of local bus and NET tram links just a short distance away providing easy access to the QMC, Nottingham University and Nottingham city centre. Beeston town centre also has train station meaning you have easy commutes further afield.

In brief, the internal accommodation comprises: Entrance hallway, spacious open plan living and dining room, kitchen and cellar to the ground floor. Rising to the first floor are three good sized bedrooms and a bathroom.

To the front of the property you will find an enclosed paved forecourt with hedged boundaries, recently added electric charging point and gated side access leading to the rear where you will find a private garden. Subject to necessary planning consents this could be made into a driveway. The rear garden has a decked seating area with lawn area beyond, a range of mature shrubs and trees including an apple tree, hedged boundaries and the benefit of a working outside toilet and brick built store, currently used as a utility.

Offered to the market in immaculate condition and with the benefit of character and original features, this home would be considered an ideal opportunity for a variety of buyers including families looking for their next home or purchasers re locating to be within the vibrant town of Beeston.

Call now to arrange your viewing!



Entrance Hall

Original glazed panel door through to the entrance hall, with Parquet flooring and radiator.

Living Room

12'0" x 14'1" (3.663 x 4.317)

Pine panelled door through to a carpeted room with sash effect bay window to the front aspect and additional window to the side aspect. Two radiators and feature fireplace with log burner. Archway through to the dining room.

Dining Room

12'9" x 12'11" (3.887 x 3.960)

Pine panelled door through to dining room with Parquet flooring, sash effect windows to both the side and rear aspect, multi room air source heat pump (air-conditioning unit) and two radiators.

Kitchen

13'6" x 9'9" (4.119 x 2.995)

Modern kitchen with Parquet flooring with wall, base and drawer units with wooden worksurfaces over and inset one and half bowl stainless steel sink and drainer unit with mixer tap, integrated five burner gas hob with electric oven below and extractor fan above. UPVC double glazed window and door to the side aspect. Integrated dishwasher, space and fittings for washing machine, radiator and access to the cellar.

Cellar

Dry cellar facility with lighting, currently used as a wine cellar.

Landing

Carpeted landing with access to the loft hatch.

Bedroom One

14'11" x 12'0" (4.553 x 3.679)

Carpeted room, with two sash effect windows to the front aspect, radiator, multi room air source heat pump (air-conditioning unit), feature decorative display fireplace and fitted wardrobes built in to the coves with light fittings.

Bedroom Two

13'0" x 9'8" (3.979 x 2.967)

Carpeted room, with sash effect window to the rear aspect, radiator and built in storage cupboard.

Bedroom Three

11'10" x 9'9" (3.625 x 2.993)

Carpeted room with UPVC double glazed window to the rear aspect, multi room air source heat pump (fitted air-conditioning unit) and radiator.

Bathroom

Three piece suite comprising bath with mains powered dual chrome shower over and glass shower screen, pedestal wash hand basin and WC. Tiled splashbacks and UPVC double glazed window to the side aspect, chrome towel rail and extractor fan.

Outside

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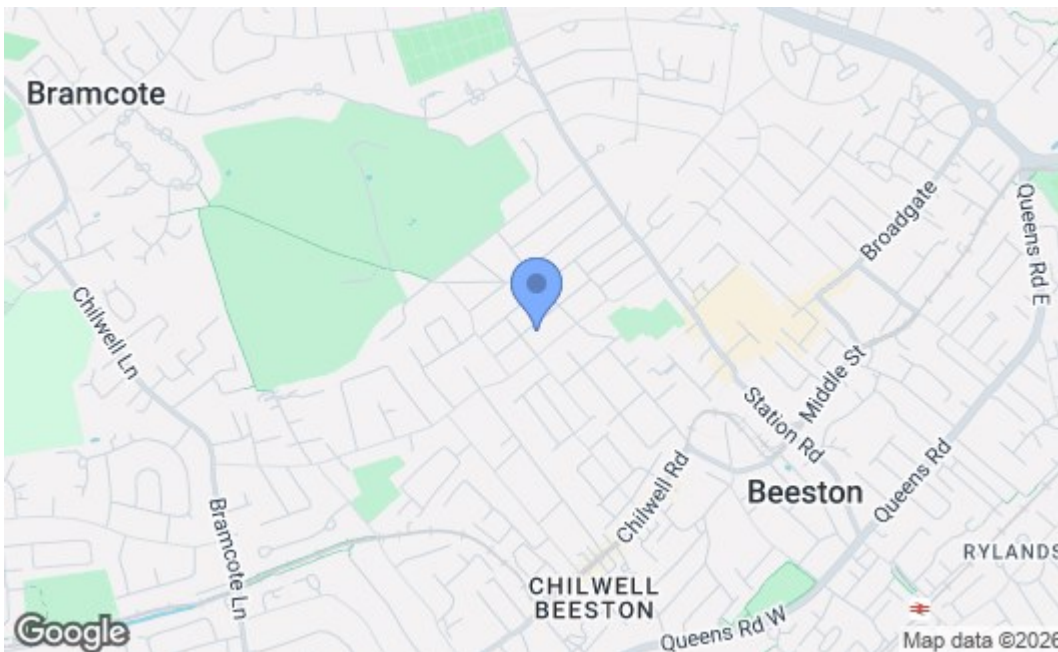




TOTAL FLOOR AREA: 1201 sq ft. (111.6 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(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	

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