



44 Robinet Road,
Beeston, Nottingham
NG9 1GP

£290,000

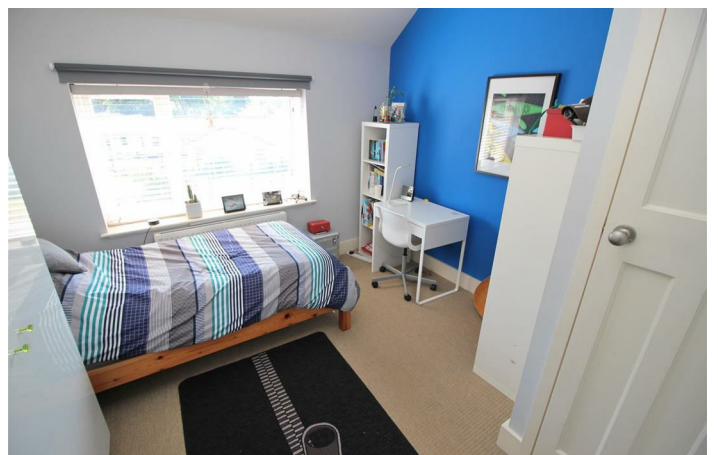


AN EXTENDED, FOUR BEDROOM, SEMI-DETACHED HOUSE RE-FITTED TO A CONTEMPORARY STYLE.

This gas centrally heated and double glazed accommodation, which has been contemporary re-fitted, comprises entrance hallway, lounge with feature wood burning stove, through to a living dining breakfast kitchen with Velux roof lights overlooking the rear garden, utility, cloakroom, W.C and further washing room to the ground floor. Rising to the first floor are four bedrooms, the master with en-suite shower and W.C, further family bathroom/shower and W.C.

Outside the property there is a block paved driveway to the front for car standing and enclosed, lawned garden area to the rear.

Seldom are such opportunities available to the market in this central and sought after Beeston location. An early viewing comes highly recommended.



Entrance hall

UPVC double glazed front entrance door, central heating radiator and stairs to the first floor.

Lounge

14'2" x 11'6" (4.339 x 3.509)

Oak wood flooring, UPVC double glazed bay window to the front, recessed chimney breast with wood burning stove, central heating radiator and archway to

Breakfast kitchen

18'8" x 14'8" (5.700 x 4.488)

With a contemporary, fitted kitchen having white, gloss units with granite work surfacing, inset one and a half bowl sink unit, appliance space, gas cooker point with stainless steel splash back and extractor fan, further drawer banks, breakfast bar and open plan to a dining/living area, all with oak flooring and with Velux roof lights, window and double glazed, French doors to the decked, rear patio and door to

Utility

9'3" x 8'9" overall (2.84m x 2.69m overall)

With one and a half bowl sink unit, appliance space, slate style ceramic tiled flooring, double glazed window and door to the rear, built in further storage cupboard, plumbing for washing machine and dryer and doorway to

Cloakroom/W.C

Low flush suite, wall mounted wash hand basin, electric radiator, spotlights, double glazed window to the side and door to

Integral garage

18'2" x 11'6" (5.554 x 3.509)

With electric up and over door, light and power.

First floor landing

Leading to bedrooms 1, 2, 3 and 4.

Bedroom 1

12'8" x 11'2" (3.864 x 3.425)

Built in wardrobes with shelving, storage space, central heating radiator, double glazed window to the rear and

En-suite

Comprising pedestal wash hand basin, low flush W.C, shower cubicle with ceramic tiled flooring, window to the side and extractor fan.

Bedroom 2

11'9" x 10'8" (3.604 x 3.267)

Further over stairs recess, central heating radiator and UPVC double glazed window to the front.

Bedroom 3

11'1" x 10'10" (3.389 x 3.314)

Central heating radiator, built in wardrobe and UPVC double glazed window at the front.

Bedroom 4

9'11" x 8'6" (3.025 x 2.598)

Central heating radiator and UPVC double glazed window at the rear.

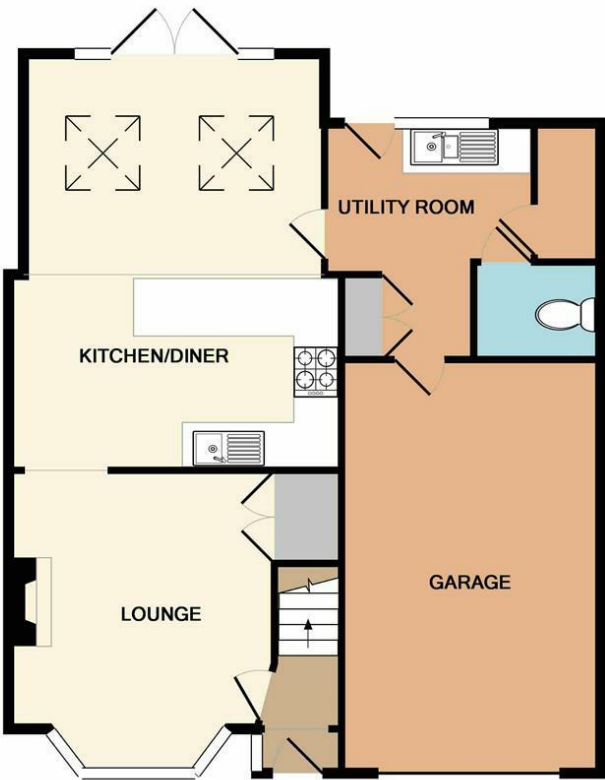
Bathroom

Incorporating a contemporary, three piece suite in white comprising pedestal wash hand basin, low flush W.C, panelled bath with splash panel screen and shower off the taps, ceramic tiled floor, tiled splash backs and UPVC double glazed window to the rear,

Outside

Block paved driveway and garden area for car standing to the front. To the rear there is a private, lawned, enclosed garden with decked patio and fenced boundaries.





GROUND FLOOR
APPROX. FLOOR
AREA 788 SQ.FT.
(73.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 576 SQ.FT.
(53.6 SQ.M.)

44 ROBINET ROAD, BEESTON
TOTAL APPROX. FLOOR AREA 1364 SQ.FT. (126.7 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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	68	
(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		83
(81-91) B		
(69-80) C	67	
(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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