Robert Ellis

look no further...

Cator Lane,
Beeston, Nottingham
NG9 4BB

£385,000 Freehold

EXTENDED AND EXTREMELY SPACIOUS

A well presented and well proportioned traditional three bedroom semi detached home, situated in this sort after and well established location within easy reach of a variety of shops and amenities including local schools and transport links, beeston town centre and Attenborough nature reserve.

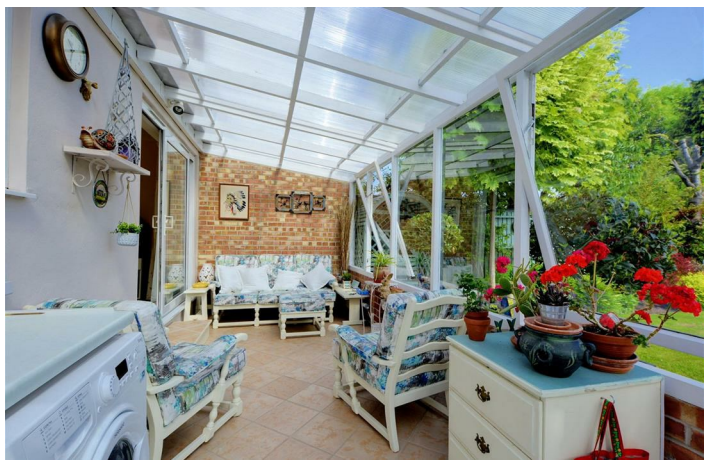
This fantastic property is considered an ideal opportunity for a range of potential purchases including, first time buyers, young professionals and families.

In brief the internal accommodation comprises of entrance hall, WC, dining room, conservatory, extended lounge, extended kitchen to the ground floor, extended master bedroom and en- suite, two further good size bedrooms and a family bathroom to the first floor.

To the front of the property you will find a gated tarmac driveway surrounded by flower, shrubs and mature trees. There is gated side access leading to the car port and well maintained rear garden which includes a patio area overlooking the lawn and beyond, there is a second patio at the end of the garden with stock beds and boarders, mature trees, plants and shrubs. There is also a water feature, useful storage shed and outside power points, taps and fenced boundaries.

Offered to the market with the benefit of UPVC, an alarm system and gas central heating throughout and in a ready to move in condition, although offering fantastic potential for any potential purchaser to reconfigure to their own personal needs and requirements.

This property must be viewed in order to be fully appreciated.



Entrance Hall
Comprising of a composite entrance door with UPVC double glazed window to the side, stairs to the first floor, radiator, useful under stairs storage cupboard and doors to the kitchen, lounge, dining room and WC.

WC
With a WC, pedestal wash hand basin, window to the front and tiled splash backs.

Dining Room
11'1" x 11'0" approx (3.38 x 3.36 approx)
A carpeted room with UPVC double glazed bay windows to the front and two radiators.

Lounge
22'2" x 11'0" approx (6.78 x 3.36 approx)
An extended lounge with carpet, two radiators, gas fire with Adam style mantle and UPVC double glazed sliding door to the conservatory.

Conservatory
18'9" x 7'8" approx (5.73 x 2.35 approx)
Tiled flooring, plumbing for a washing machine and tumble dryer, windows to the rear and a door and window to the side.

Kitchen
An extended kitchen with wall, base and drawer units with work surfaces, sink with drainer and a mixer tap, integrated double electric oven, integrated electric hob with an extractor fan over, space for a fridge/freezer and a separate fridge. Tiled splash backs, laminate flooring, radiator, serving hatch, UPVC double glazed window to the rear and aluminium double glazed sliding patio doors to the side.

First Floor Landing
UPVC double glazed window to the side, large storage cupboard, loft hatch and doors to the bathroom and three bedrooms.

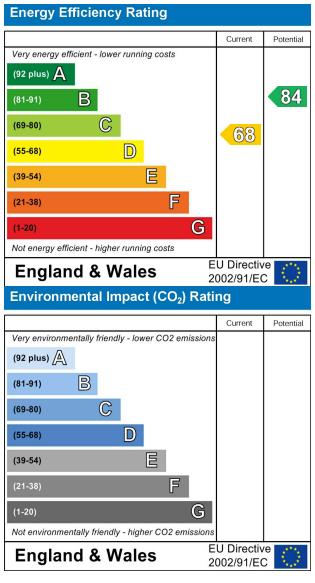
Bedroom One
18'11" reducing to 10'5" x 17'7" reducing to 7'10" (5.78 reducing to 3.2 x 5.36 reducing to 2.4 approx)
Carpeted double bedroom with fitted wardrobes, UPVC double glazed window to the rear, radiator and an en-suite.

En suite
Comprising of a shower, wash hand basin and vanity unit, tiled flooring, tiled splash backs and UPVC double glazed window to the rear and side.

Bedroom Two
11'10" x 11'0" approx (3.61 x 3.37 approx)
Carpeted double bedroom with fitted wardrobes, radiator and UPVC double glazed window to the front.

Bedroom Three
11'11" reducing to 7'1" x 8'0" reducing to 2'7" ap (3.64 reducing to 2.17 x 2.46 reducing to 0.81 appr)
Carpeted bedroom with UPVC double glazed window to the front and side, built in wardrobes and a radiator.

Bathroom
8'8" x 7'8" (2.66 x 2.34)
Incorporating a three piece suite comprising of a panelled bath, with electric shower over, pedestal wash hand basin, WC, tiled wall, heated towel rail, UPVC double glazed window to the side and an airing cupboard housing the combination boiler.



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.

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