



Station Road,  
Beeston, Nottingham  
NG9 2AA

**£575,000 Freehold**



Constructed in 1879 this attractive and individual double bay fronted Victorian House truly is rare opportunity.

This elegant and versatile building has retained a wealth of original character and charm, yet also provides a flexible home ideal for modern living, currently being configured as a three bedroom house and a basement one bedroom flat.

In brief the internal accommodation comprises: entrance hall, WC, sitting room, dining room, kitchen and utility to the ground floor then rising to the rising to first floor are two en-suite bedrooms and a further single bedroom. The basement flat comprises; breakfast kitchen, sitting room, bedroom and bathroom.

Outside the property occupies a large and private plot, well screened by mature trees with a driveway providing ample car standing, courtyard style patio garden to side and rear with summer house and useful store and a large primarily lawned garden with mature shrubs and trees.

Available to the market with the benefit of chain free possession, this extremely convenient property situated within central Beeston, a short walk from the town centre, train station, tram, parks and schools.

Seldom do property's of this type come to the market, therefore viewing is considered essential.



### Entrance Hall

Wooden panel entrance door leads to hall, exposed and varnished floorboards. store cupboard, stairs off to the first floor landing.

### WC

Fitted with WC, wall mounted wash hand basin inset to vanity unit.

### Sitting Room

15'1" x 12'9" (4.62m x 3.89m )

UPVC double glazed bay window to the front, two further UPVC double glazed windows to the side and exposed varnished floor boards.

### Dining Room

15'1" x 13'4" (4.60m x 4.07m )

UPVC double glazed bay window, exposed and varnished floorboards, radiator and original cast iron open fire with tiled hearth and feature marble Adam-style fire surround.

### Kitchen

13'8" x 12'3" (4.18m x 3.75m )

An extensive range of fitted wall and base units, work surfacing with splash back, one and a half bowl sink with mixer tap, inset gas hob with air filter above, inset electric oven, oven and grill, microwave and coffee machine, fitted drinks fridge, radiator, wall mounted heated towel rail, UPVC double glazed window.

### Utility

6'3" x 4'5" (1.93m x 1.35m )

Fitted wall and base units, wooden work surfacing with single sink and drainer unit with mixer tap, plumbing for a washing machine, dishwasher, dryer space, radiator, heated towel rail, UPVC double glazed window.

### First Floor Landing

Stairs rising from the ground floor, Velux window and radiator.

### Bedroom One

12'11" x 9'0" plus large bay window (3.95m x 2.75m plus large bay window )

UPVC double glazed bay window, radiator and eaves storage.

### En-suite

Fitted with a three piece suite comprising; double shower cubicle with mains control shower over, pedestal wash hand basin and shaver point, low level WC, part tiled walls, wall mounted heated towel rail, UPVC double glazed window and wall mounted Dimplex fan heater.

### Bedroom Two

12'9" x 9'1" plus bay window (3.89m x 2.78m plus bay window )

UPVC double glazed bay window, radiator and eaves storage.

### Dressing Area

7'0" x 5'1" (2.15m x 1.56m )

UPVC double glazed window and radiator.

### En-suite

Fitted with a four piece suite comprising; bath, shower cubicle with Triton shower over, pedestal wash hand basin, low level WC, fully tiled walls, shaver point, wall mounted heated towel rail, Velux window, wall mounted Dimplex fan heater.

### Bedroom Three

12'1" x 6'5" increasing to 9'7" (3.70m x 1.98 increasing to 2.93m )

UPVC double glazed window, further Velux window, radiator and eaves storage cupboard.

### Basement Flat

Hallway with storage cupboard and spot light to ceiling.

### Kitchen

12'11" x 11'6" (3.94m x 3.51m )

Base units, work surfacing with splash back, single sink and drainer unit with mixer tap, a Bush gas cooker with air filter above, inset ceiling spot lights, two UPVC double glazed doors leading to the exterior, useful recess storage area.

### Sitting Room

11'10" x 9'11" (3.61m x 3.02m )

UPVC double glazed window, radiator and inset ceiling spot lights.

### Bedroom

11'6" x 9'11" (3.51m x 3.03m )

UPVC double glazed window, radiator, fitted wardrobes, cupboard and inset ceiling spot lights.

### Bathroom

Fitted with three piece suite comprising; bath with shower over, pedestal wash hand basin, low level WC, part tiled walls, UPVC double glazed window, radiator, inset ceiling spot lights and cupboard housing the Baxi boiler.

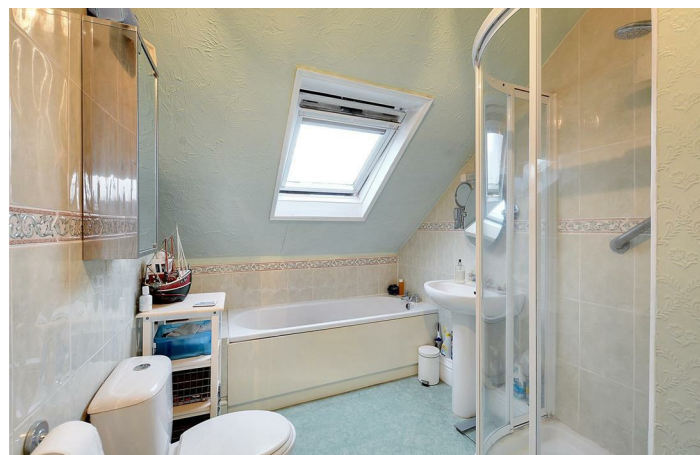
### Outside

To the side the property has a drive providing ample car standing, gated access leading to the garden, to the side and rear the property has an attractive and enclosed courtyard style garden with paving, established shrub borders, outside tap, brick store and garden rooms.

Brick Store: 3.25m x 2m - With light and power.

Garden Room: 3.26m x 2.74m - With feature bi-fold wooden doors, Velux window, light and power and a solid fuel burner.

To the front the property has an enclosed and particularly generous primarily lawned garden with mature shrubs and trees, a raised patio area and a further useful brick store.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.