



Derby Road,
Beeston, Nottingham
NG9 3AP

£665,000 Freehold



A significantly extended and improved, four bedroom detached family home providing a spacious four bedroom detached residence with the benefit of a large brick built gym/office to the rear garden.

The property comprises of: Spacious entrance hall, family room to the front currently used as a games room with access to a study/television room. To the back of the house is a large open plan lounge and conservatory dining room with another study and kitchen.

Rising to the first floor are four double bedrooms, the master with a walk through dressing room to the en-suite and a family bathroom.

The house benefits from a driveway to the front for multiple vehicles with electric gates and side access to the rear. To the rear is a primarily lawned garden with a paved pathway to a versatile separate building which is currently used as a gym but has the option to convert into whatever your family needs.

Conveniently situated close to the town of Beeston and fantastic for both families and commuters alike as schools for all ages are close by and being on the A52 which links the cities of Nottingham and Derby and junction 25 of the M1 Motorway. Nottingham University and Queens Medical Centre are close by.

Call now to arrange your viewing.



Entrance Hallway

Double glazed door through to carpeted entrance hall with radiator and built in under stairs storage.

Family Room/Games Room

13'5" x 13'10" (4.09m x 4.22m)

Carpeted room currently used as a games room but with many options, with double radiator and UPVC double glazed bay window to the front aspect.

Study/Television Room

11'8" x 8'9" (3.56m x 2.69m)

Carpeted room with radiator, inset ceiling spotlights, built in storage cupboard and UPVC double glazed window to the front aspect.

Lounge

14'6" x 7'3" (4.42 x 2.22)

Carpeted room with two radiators, built in recess with space and fittings for TV, square opening to the conservatory dining room.

Conservatory/Dining Room

12'5" x 13'10" (3.81m x 4.22m)

With wood effect laminate flooring, radiator, UPVC double glazed windows and doors onto the rear garden.

Downstairs WC

Fitted with a WC, Wash-hand basin inset to vanity unit, wall-mounted heated towel rail and UPVC double glazed window and tiled flooring.

Home Office

14'2" x 8'2" (4.32m x 2.49m)

Carpeted room with radiator and UPVC double glazed window to the rear garden.

Kitchen

16'11" x 8'9" (5.18m x 2.69m)

With stone tiled floor, black high gloss walls, base and drawer units with granite worksurfaces over, inset single bowl sink with mixer tap. There are space and fittings for freestanding appliances to include a large Range cooker with marble back plate and stainless steel extractor above. Fitted with radiator and pantry style cupboard with wall mounted boiler and UPVC French doors to the rear garden.

First Floor Landing

Carpeted landing with radiator and UPVC double glazed window to the side. Access to the loft hatch.

Bedroom One

11'1" x 13'10" (3.4m x 4.22m)

Carpeted room with radiator, inset ceiling spotlights and UPVC double glazed window to the rear aspect. Access to the dressing room.

Dressing Room

5'8" x 8'2" (1.73m x 2.49m)

Fitted clothes rails with drawers and shelving, show storage and hangers.

En-Suite

4'7" x 8'2" (1.4m x 2.49m)

Fully tiled shower room with a three piece suite comprising walk in shower with glass shower screen, low flush WC and vanity unit with wash hand basin inset, extractor fan. Fitted towel rail and UPVC double glazed window to the rear aspect.

Bedroom Two

11'10" x 12'7" (3.63m x 3.84m)

Carpeted room with radiator, inset ceiling spotlights and two UPVC double glazed windows to the front aspect. Fitted triple wardrobe with dressing table and drawers.

Bedroom Three

10'5" x 9'6" (3.2m x 2.92m)

Carpeted room with radiator, inset ceiling spotlights and UPVC double glazed window to the front aspect. Fitted wardrobe with shelving and hanging rails.

Bedroom Four

8'5" x 8'11" (2.59m x 2.72m)

Carpeted room with radiator and two UPVC double glazed windows to the front aspect. Fitted floor to ceiling wardrobe with hanging rails.

Bathroom

10'5" x 8'9" (3.2m x 2.67m)

Incorporating a fourpiece suite comprising two person jacuzzi bath with body jets, mixer tap, shower attachment and digital temperature controls, a low flush WC and large walk-in shower with glass shower screen. Ceramic floor tiles with radiator and UPVC double glazed window to the rear.

Outside

To the front of the property is a driveway for up to four cars with remote controlled electric sliding gates and side access to the rear garden. To the rear is a south facing garden which is primarily lawned with a raised paved seating terrace, steps and a paved pathway leading down to the recently added gym/home office annexe.

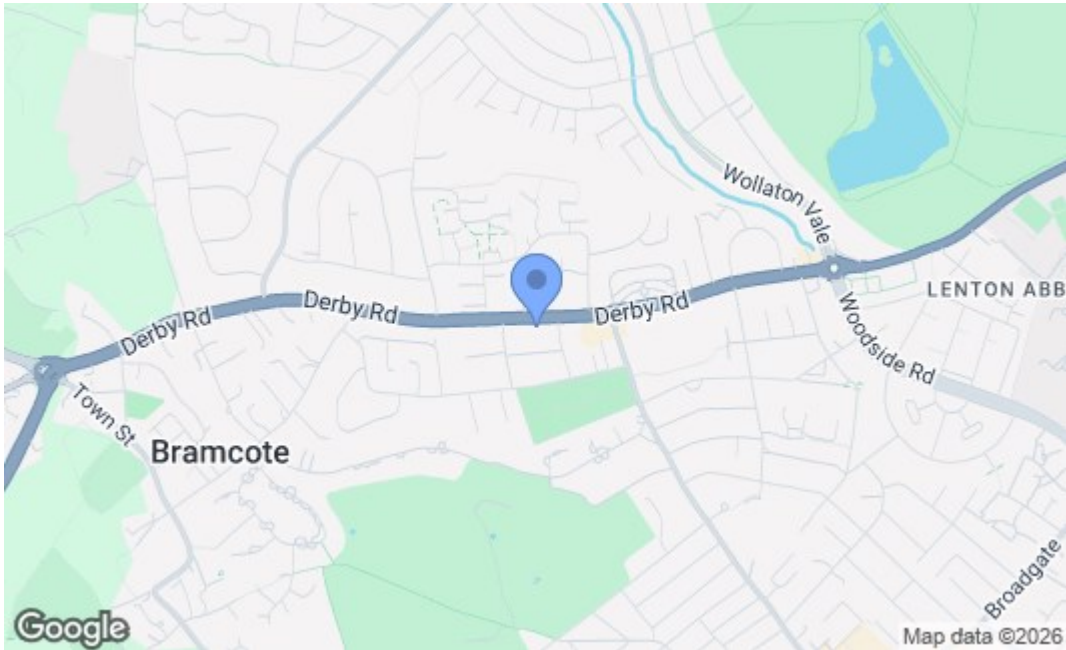
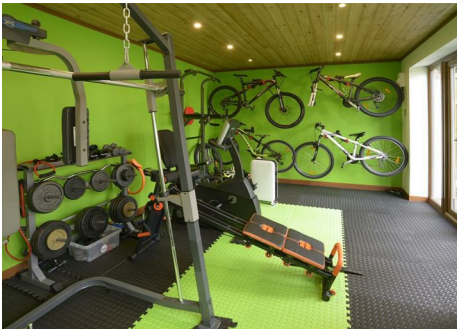
Gym/Home Office Annexe

10'9" x 20'11" (3.3m x 6.4m)

This recently added versatile space is currently used as a home gym but could easily be converted to suit your family's needs. With electricity supply directly from the mains power house circuit, UPVC double glazed windows and French doors to the rear garden looking back at the main house.



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	80
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.