Robert Ellis

look no further...

Beech Avenue,
Beeston Rylands, Nottingham
NG9 1QH

£295,000 Freehold

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A beautifully presented 1930's, three-bedroom semi-detached house.

Behind this attractive and traditional façade lies a stylish and contemporary living space, that has been comprehensively renovated and remodelled by the current vendors occupations, including new kitchen, bathroom, upgraded wiring and central heating.

In brief the internal accommodation comprises: entrance hall, sitting room, open plan kitchen diner, then rising to the first floor are two double bedrooms, a further single bedroom, WC and bathroom.

Outside the property has a drive to the front and an established garden, and to the rear has a generous primarily lawned garden, patio, well stocked beds and borders, and a useful garage.

Occupying an established and sought-after residential location, within easy walking distance of Beeston train station, and Beeston Canal which leads to Attenborough Nature Reserve, this immaculately presented home is well worthy of viewing.

Entrance Hall
A UPVC double glazed entrance door, radiator, meter cupboard and stairs to the first floor.

Sitting Room
14'2" x 10'2" (4.34m x 3.10m)
UPVC double glazed bay window to the front, and radiator.

Kitchen Diner
16'0" x 13'8" maximum overall measurements (4.89m x 4.18m maximum overall measurements)
With an extensive range of fitted wall and base units, work surfacing with tiled splashback, inset electric hob with air filter above, inset electric oven, Belfast-style sink with mixer tap, plumbing for a dishwasher and washing machine, UPVC double glazed window and patio door leading to the rear garden, radiator, and useful under stair recess with single glazed window.

First Floor Landing
UPVC double glazed window.

Bedroom One
13'8" x 10'2" (4.18m x 3.11m)
UPVC double glazed window to the rear and radiator.

Bedroom Two
11'5" x 9'0" (3.50m x 2.76m)
UPVC double glazed window and radiator.

Bedroom Three
7'11" x 6'8" (2.42m x 2.04m)
UPVC double glazed window and radiator.

Separate WC
Fitted with a low level WC and UPVC double glazed window.

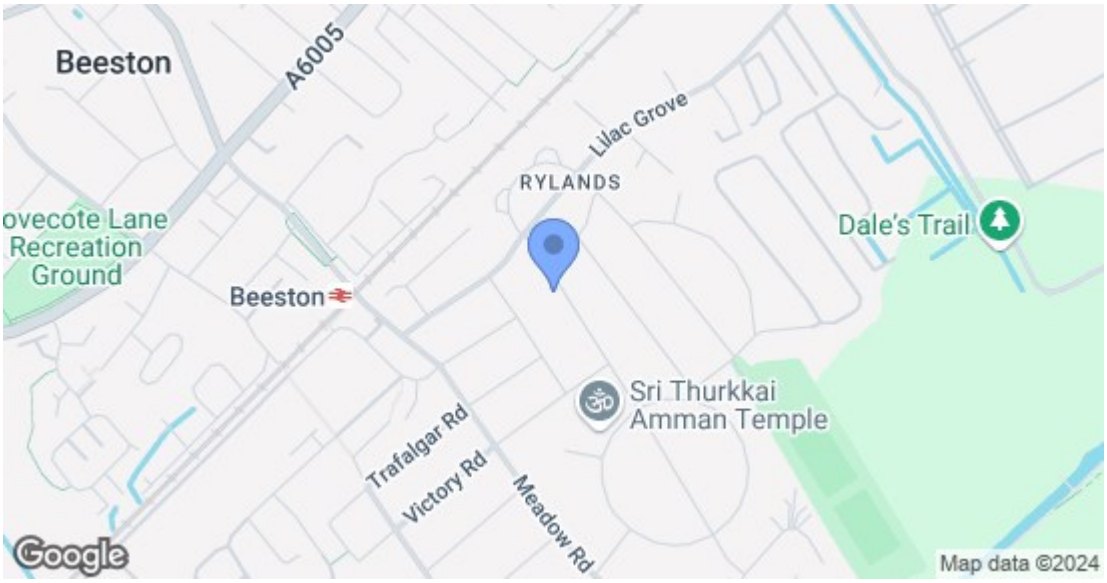
Bathroom
With fitments in white comprising: wall mounted wash hand basin, bath with 'Triton' shower over, part tiled walls, UPVC double glazed window, wall mounted heated towel rail, extractor fan, airing cupboard housing the main boiler providing storage.

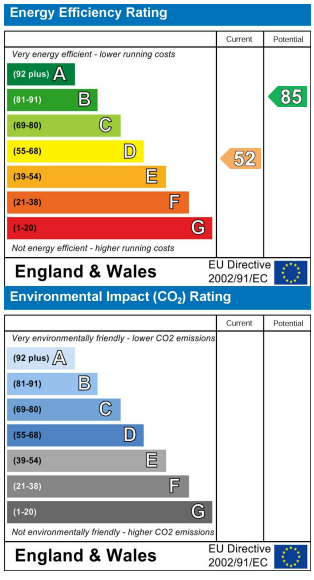
Outside
To the front the property has an established garden with a hedge and shrub borders with path leading to the front door, drive, and gated access leading to the rear. To the rear the property has a further area of drive with the garage beyond, patio's, lawned garden, outside tap, pond with water feature, and various well stocked beds and border, mature shrubs and trees.

Garage
15'7" x 9'3" (4.76m x 2.83m)
Double timber doors to the front, windows to the side and rear, water supply, light and power.

Material Information:
Freehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: None
Rights and Easements: None
Planning Permissions/Building Regulations: None
Accessibility/Adaptions: None
Has the Property Flooded?: No

Disclaimer:
These details and Key facts 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. Full material information is available in hard copy upon request.





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