Robert Ellis

*look no further. . .*

Manor Avenue,
Beeston, Nottingham
NG9 1HS

**£425,000 Freehold**

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A spacious and well presented four bedroom detached house.

Situated in this sought after and convenient residential location, just a stones throw away from a range of local shops and amenities including, schools, transport links and the University of Nottingham this fantastic opportunity is considered an ideal opportunity for a variety of potential purchasers including growing families.

In brief the internal accommodation comprises; entrance hall, dining room, lounge, conservatory, kitchen breakfast room, snug bathroom and WC to the ground floor with a light and airy landing, four bedrooms and a bathroom to the first floor.

To the front of the property you will find a primarily lawned garden with a range of mature trees and shrubs, a gated driveway with car standing and gated side access leading to the private and enclosed rear garden, which includes a patio area to the side, a range of mature trees and shrubs, useful storage shed and fence boundaries.

Benefitting from UPVC double glazing and gas central heating throughout, along with chain free vacant possession this great property offers huge potential for an incoming purchaser to upgrade and reconfigure to suit their own personal needs and requirements.

Entrance Hall
UPVC double glazed entrance door with flanking window, radiator, stairs to the first floor, under stair storage cupboard and doors to the snug, kitchen breakfast room, WC, bathroom, lounge and dining room.

Dining Room
12'10" x 11'11" (3.92m x 3.65m )
A carpeted room with UPVC double glazed window to the front and radiator.

Lounge
18'2" x 10'5" (5.56m x 3.19m )
A carpeted room with radiator, open fire with stone surround and double glazed sliding doors to the conservatory.

Conservatory
Laminate flooring, UPVC double glazed windows all around and UPVC double glazed door to the garden.

Bathroom
Incorporating a three piece suite comprising; panelled bath, shower, wash hand basin inset to vanity unit, UPVC double glazed window to the rear and a radiator.

WC
Fitted with a low level WC, two wash hand basins, tiled splashbacks, radiator and extractor fan.

Kitchen Breakfast Room
18'2" x 11'4" (5.54m x 3.47m )
With laminate flooring, range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated double electric oven, electric hob and dishwasher, plumbing for a washing machine, space for a fridge freezer, radiator, UPVC double glazed window to the rear and a door to the garden.

Sitting Room
12'11" x 9'10" (3.95m x 3.02m )
A carpeted room with UPVC double glazed bay window to the front, UPVC double glazed window to the side and radiator.

First Floor Landing
A Velux window, useful storage cupboard, radiator and doors to the bathroom and four bedrooms.

Bedroom One
14'1" x 10'10" (4.31m x 3.32m)
Laminate flooring, fitted wardrobes, UPVC double glazed window to the front and radiator.

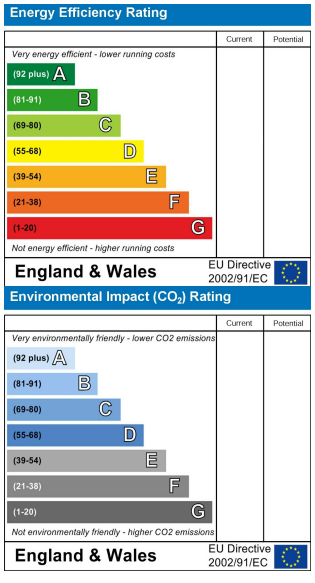
Bedroom Two
9'11" x 8'2" (3.03m x 2.49m )
A carpeted bedroom with built in wardrobe, UPVC double glazed window to the side, loft hatch and radiator.

Bedroom Three
14'0" x 7'9" (4.27m x 2.38m )
Laminate flooring, radiator, two Velux windows and UPVC double glazed window to the rear.

Bedroom Four
10'4" x 8'8" (3.16m x 2.65m)
Laminate flooring, built in storage cupboards, radiator and a Velux window.

Bathroom
Incorporating a three piece suite comprising; panelled bath with electric shower over, pedestal wash hand basin, WC, tiled splashbacks and UPVC double glazed window to the front.

Outside
To the front of the property you will find a primarily lawned garden with a range of mature trees and shrubs, a gated driveway with car standing and gated side access leading to the private and enclosed rear garden, which includes a patio area to the side, a range of mature trees and shrubs, useful storage shed and fence boundaries.




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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