Robert Ellis

look no further. . .

Wollaton Road,
Beeston, Nottingham
NG9 2TD

£415,000 Freehold

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An attractive 1930's built extended, three-bedroom, detached house.

Having pertained much of its original character and charm, this excellent property with a pitched roof extension to the rear, providing a particularly impressive open plan kitchen diner and living area, with feature Velux windows, and bi-fold doors.

In brief the immaculately presented interior comprises: entrance porch, entrance hallway, sitting room, open plan kitchen diner and living space. Rising to the first floor, are two good sized double bedrooms, a further single bedroom and bathroom.

Outside the property has a drive to the front, providing car standing with the garage beyond, and to the rear, there is a large and private mature, primarily lawned garden with patio.

Well placed for easy access to Beeston Town centre and transport links such as the A52 and NET tram, this great property has been tastefully upgraded by the current vendors, and offers a most appealing space.

Entrance Porch
UPVC double glazed entrance door, tiled flooring, second colour leaded door with flanking windows leads to the hallway.

Entrance Hallway
Stairs leading to the first floor landing, radiator, and under stairs cupboard housing the 'Baxi' boiler.

Sitting Room
13'2" x 10'11" (4.03m x 3.35m)
UPVC double glazed bay window to the front, two radiators, fuel effect gas fire with tiled hearth and Adam-style surround.

Open Plan Kitchen Diner and Living Area
18'0" x 21'3" maximum overall measurements (5.51m x 6.48m maximum overall measurements)
Kitchen - With an extensive range of good quality fitted wall, base and drawer units, quartz work surfacing with splashback and breakfast bar, single sink and drainer unit with mixer tap, inset Neff double electric oven, induction hob with extractor above, integrated fridge freezer, and dishwasher, utility cupboard with plumbing for the washing machine, three Velux windows with remote control, double glazed bi-fold doors, UPVC double glazed window, two radiators, inset ceiling spotlights, and a fuel effect gas fire with feature stone-style Adam surround.

First Floor Landing
Colour leaded stair light and doors leading into the bathroom and three bedrooms.

Bedroom One
13'3" x 11'0" (4.05m x 3.36m)
UPVC double glazed bay window, radiator and a tiled fire surround.

Bedroom Two
12'7" x 10'8" (3.84m x 3.27m)
UPVC double glazed window, radiator, and cast iron fire place.

Bedroom Three
7'10" x 6'11" (2.39m x 2.12m)
UPVC double glazed window and radiator.

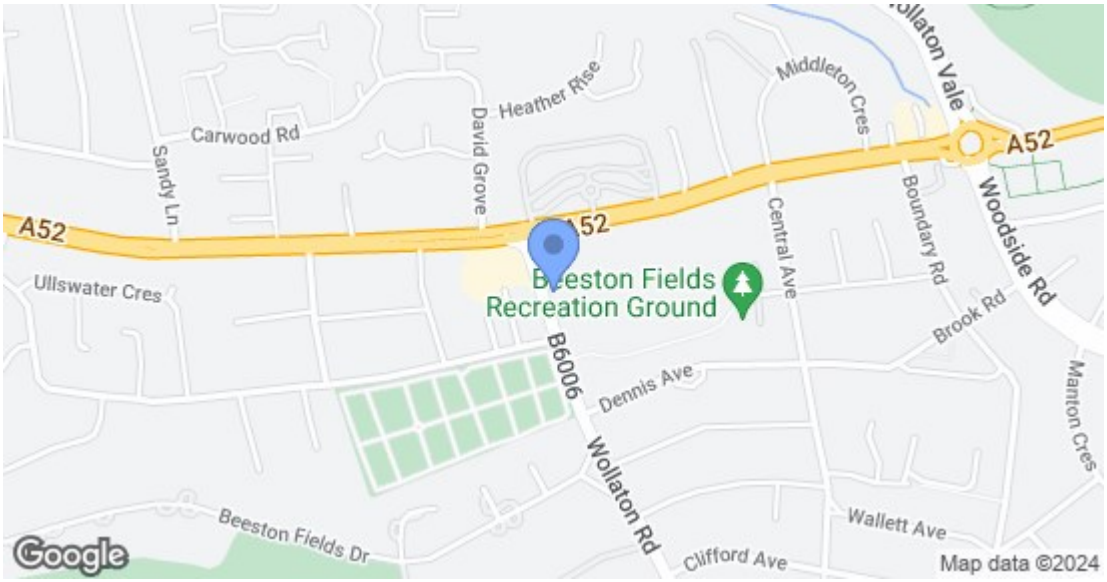
Bathroom
7'11" x 6'11" (2.42m x 2.13m)
With a traditionally styled bathroom suite comprising: low level WC, pedestal wash hand basin, free standing bath with ball and claw feet and shower handset, shower cubicle with mains control shower over, part tiled walls, tiled flooring, wall mounted heated towel rail, two UPVC double glazed windows, inset ceiling spotlights, extractor fan and loft hatch.

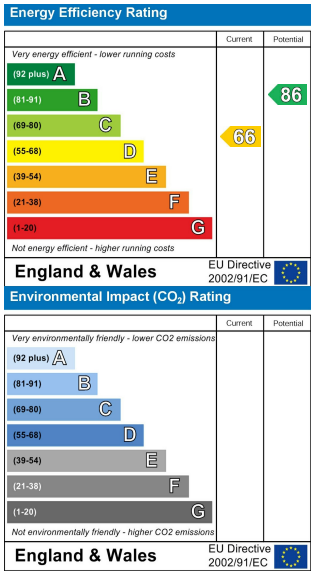
Outside
To the front, the property has an established garden with mature shrubs, providing a good degree of privacy, and a drive with a further area of gated drive, which runs along the side of the property to the garage with an outside tap. To the rear the property has a terrace style patio with power point, and inset lighting, a large and private mature garden, which is primarily lawned with various well stocked beds and borders and mature shrubs and trees.

Garage
17'7" x 8'0" (5.37m x 2.46m)
Up and over door to the front, windows to the side, light and power, and a further area of storage beneath the garage.

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: Both obtained for completed work.
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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