



Park Road,  
Beeston, Nottingham  
NG9 4DE

**£380,000 Freehold**



An attractive traditionally styled Victorian, three-bedroom semi-detached house.

Having retained much of its original character and charm, this excellent property with generous room sizes and high ceilings displays further potential for remodelling and extending, subject to the necessary consents.

In brief the well-presented internal accommodation comprises: entrance hall, dining room, sitting room, and kitchen to the ground floor, rising to the first floor is a spacious landing, three bedrooms and bathroom.

Outside the property has a drive to the front, providing car standing and to the rear there is a large garden with patios, lawn and mature and well stocked beds and borders with shrubs and trees.

Occupying a particularly sought-after and established residential location, surrounded by attractive period properties, this property is offered to the market with the benefit of chain free vacant possession, and is well placed for excellent local amenities including a range of transport links, shops, schools, and parks.



A recess porch shelters the wooden panelled door with colour leaded glass.

#### Entrance Hall

Stairs leading to the first floor landing, radiator and door leading into the lounge diner.

#### Dining Room

12'10" x 12'2" (3.92m x 3.73m )

Two double glazed wooden windows, radiator, and a cast iron fire place with tiled hearth and surround and Adam-styled mantle.

#### Sitting Room

14'5" x 11'10" (4.40m x 3.61m )

Double glazed wooden bay window, further double glazed wooden window to the side, radiator, a cast iron fire place with tiled hearth and surround.

#### Kitchen

15'5" x 8'11" (4.72m x 2.73m )

Fitted wall and base units, work surfacing with tiled splashback, one and half bowl sink and drainer unit with mixer tap, a Range Master cooker with gas hob, electric ovens below and air filter above, plumbing for a washing machine and dishwasher, wooden double glazed window, wall mounted 'Worcester' boiler, two wooden stable style doors to the exterior, and useful under stairs cupboard.

#### First Floor Landing

With stairs rising from the ground floor, loft hatch, and storage cupboard with second loft hatch and retractable wooden ladder.

#### Bedroom One

15'9" x 11'3" (4.81m x 3.43m )

Two wooden double glazed windows, radiator, fitted wardrobe and cast iron fire place.

#### Bedroom Two

12'9" x 8'11" (3.89m x 2.73m )

Wooden double glazed window and radiator.

#### Bedroom Three

9'7" x 5'11" (2.93m x 1.81m )

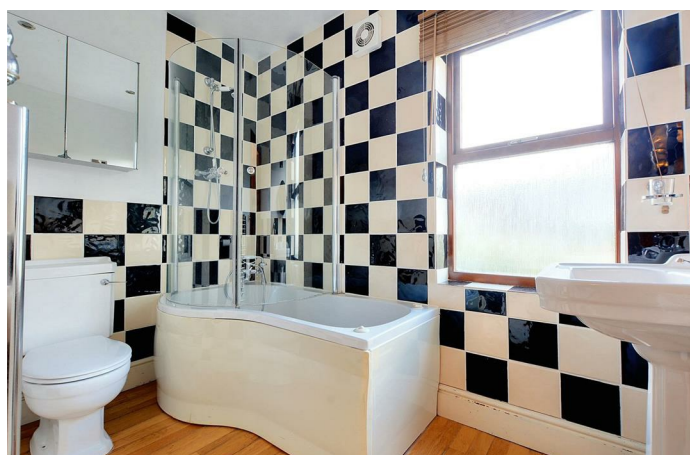
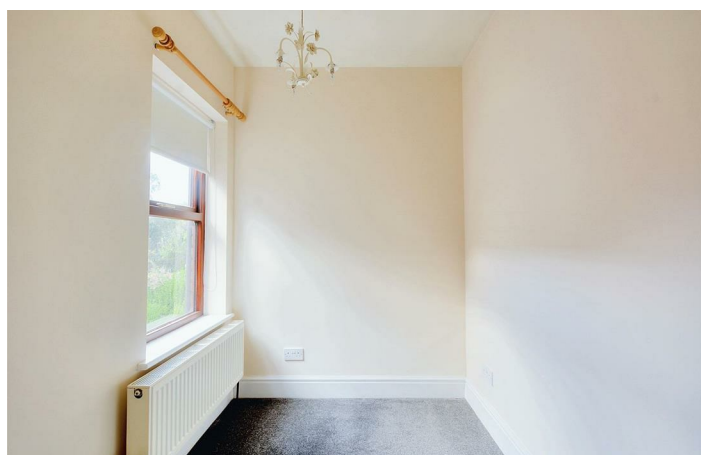
Wooden double glazed window and radiator.

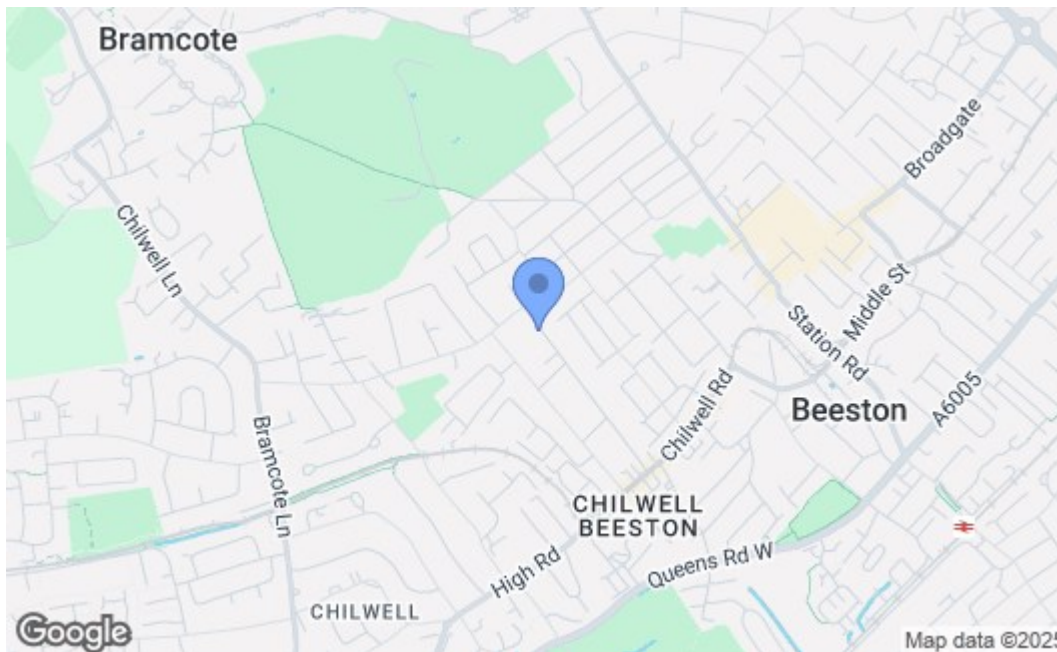
#### Bathroom

Fitments in white comprising: low level WC, pedestal wash hand basin with shaver point, P-shaped bath with mains control shower and further shower handset, part tiled walls, radiator, wall mounted heated towel rail, inset ceiling spotlights, extractor fan, wooden double glazed window.

#### Outside

To the front the property there is a blocked paved drive providing car standing, and gated access to the rear of the property. To the rear the property has a large garden with patios, outside tap, power point, two sheds and a primarily lawned garden with various well stocked beds and borders, with mature shrubs and trees.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		64	
(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.