Robert Ellis

*look no further...*

Wollaton Road,
Beeston, Nottingham
NG9 2PP

**£295,000 Freehold**

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A modern three-bedroom, semi-detached property with driveway at the front in central Beeston.

Situated just a short walk from the high street, you are ideally placed for access to a wide range of local amenities including shops, public houses, healthcare facilities, restaurants, and transport links.

This great property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or families.

In brief the internal accommodation comprises: entrance porch, through to an entrance hall, lounge, open plan kitchen diner, utility room and downstairs WC. Then rising to the first floor are three bedrooms and family bathroom.

Outside the property is a block paved driveway with ample off-street parking for multiple cars. The rear garden is then paved with a decked seating area keeping it low maintenance.

Wollaton Road is offered to the market with the benefit of gas central heating, UPVC double glazing throughout and is well worthy of an early internal viewing.

## Entrance Porch
Composite door through to a tiled porch.

## Entrance Hall
Secondary composite door through to an entrance hall with laminate flooring.

## Lounge
9'5" x 18'11" (2.88m x 5.78m )
Reception room, with laminate flooring, two radiators, UPVC double glazed window to the front aspect and UPVC double glazed French doors to the garden.

## Kitchen Diner
27'9" x 9'10" (8.47m x 3.02m )
A range of wall and base units with work surfacing over, one and a half bowl sink and drainer unit with mixer tap, inset gas hob with extractor fan above and integrated double electric oven and microwave. Space and fittings for freestanding appliances to include fridge freezer and dishwasher. Laminate flooring, radiator and UPVC double glazed windows to the both the front and rear aspect.

## Utility Room
8'5" x 7'6" (2.58m x 2.31m )
Wall and base units with work surfacing over, inset sink with drainer and mixer tap. Space and fittings for freestanding appliances to include washing machine and dryer and UPVC double glazed door to the rear garden.

## Downstairs WC
Low flush WC and UPVC double glazed window to the rear.

## First Floor Landing
Laminate flooring, with UPVC double glazed window to the rear aspect, cupboard housing the boiler and access to the loft hatch.

## Bedroom One
10'10" x 10'2" (3.32m x 3.11m )
Double bedroom, with laminate flooring, radiator, large fitted wardrobe and UPVC double glazed window to the front aspect.

## Bedroom Two
7'10" x 7'6" (2.41m x 2.29m )
A double bedroom with laminate flooring, radiator, built in storage cupboard and UPVC double glazed window to the front aspect.

## Bedroom Three
7'6" x 7'10" (2.29m x 2.41m )
With laminate flooring, radiator and UPVC double glazed window to the rear and side aspect.

## Bathroom
Incorporating a four-piece suite comprising low flush WC, pedestal wash hand basin, bath, walk in mains controlled shower, part tiled walls, heated towel rail, UPVC double glazed window to the rear aspect and extractor fan.

## Outside
To the font of the property is a block paved driveway with providing ample off-road parking and gated side access leading to the private and enclosed paved rear garden with decking seating area, space for a shed and fenced boundaries.

## Material Information:
Freehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Solar Panels: Yes
Building Safety: No Obvious Risk
Restrictions: None
Rights and Easements: None
Planning Permissions/Building Regulations: None
Accessibility/Adaptions: None
Does the property have spray foam in the loft?: No
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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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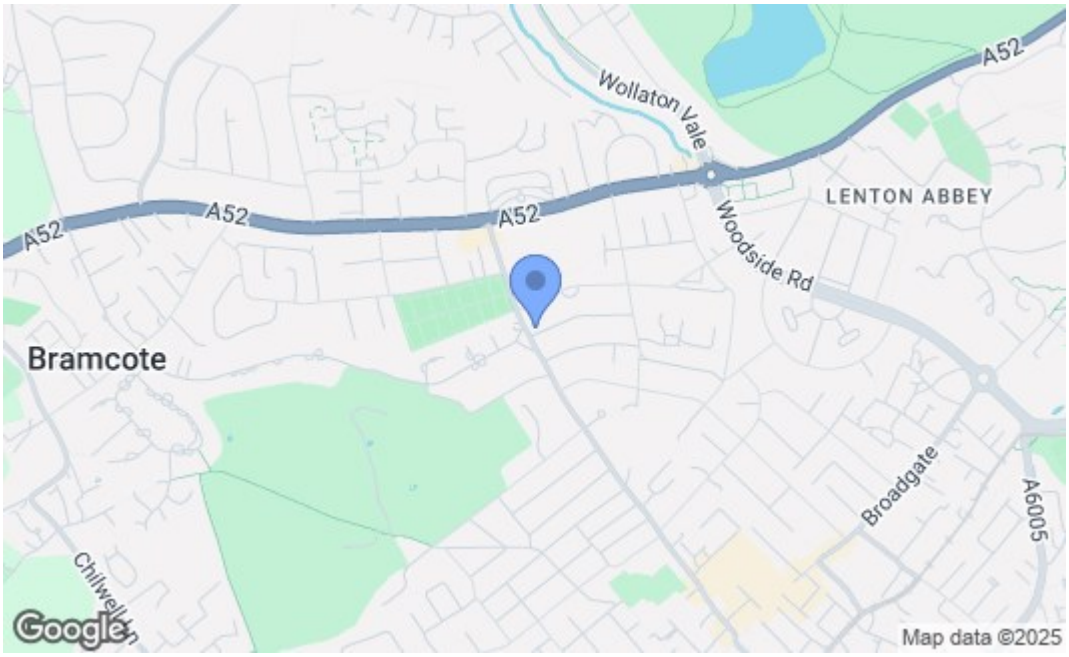


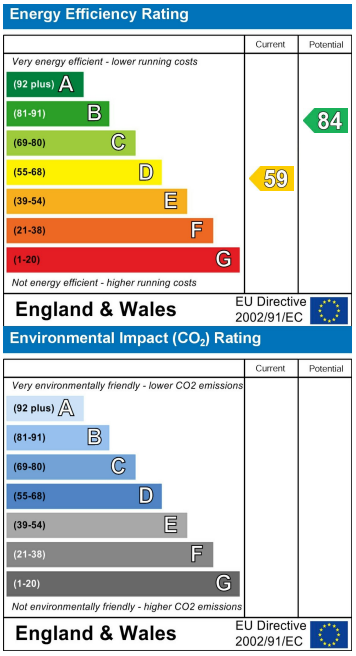


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