Robert Ellis

look no further...

Beardsall Mews,
Woodhouse Park, Nottingham
NG8 6DS

£275,000 Freehold

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A modern three-bedroom, semi-detached property with the benefit of a double driveway and enclosed rear garden.

Situated in Woodhouse Park, you are ideally placed for access to a wide range of local amenities including shops, schools, healthcare facilities, public houses and transport links.

This great property would be considered an ideal opportunity for a large variety of buyers including first time buyers, young families or anyone looking to relocate to this popular convenient location.

In brief the internal accommodation comprises; an entrance hall, living room, open plan kitchen diner and downstairs WC. Then rising to the first floor is the main bedroom suite, a further two bedrooms and bathroom.

Outside the property is a paved double driveway to the front and gated access to the rear garden. The enclosed rear is primarily lawned with a paved seating area.

Having been well maintained by the current homeowners this delightful property is offered to the market with the advantage of gas central heating, UPVC double glazing throughout and is well worthy of an early internal viewing.

Entrance Hall
UPVC double glazed door through to a carpeted entrance hall with radiator.

Living Room
16'3" x 11'8" (4.96m x 3.58m)
A carpeted reception room, with radiator and UPVC double glazed window to the front aspect.

Kitchen Diner
14'11" x 10'5" (4.56m x 3.20m)
Fitted with a range of wall, base and drawer units with work surfacing over and tiled splashbacks, sink and drainer unit with mixer tap, inset gas hob with extractor fan above and integrated electric oven below. Space and fittings for freestanding appliances to include fridge freezer and washing machine, radiator, tiled flooring and UPVC double glazed window and French doors to the rear garden.

Downstairs WC
Low flush WC and wash hand basin with tiled splash back, radiator and extractor fan.

First Floor Landing
A carpeted landing space with radiator, and access to the loft hatch and airing cupboard.

Bedroom One
11'9" x 8'5" (3.60m x 2.58m)
A carpeted double bedroom, with radiator, fitted wardrobes and UPVC double glazed window to the front aspect. Access to the en-suite;

En-Suite
Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, walk in mains powered shower, part tiled walls, radiator and UPVC double glazed window to the side aspect.

Bedroom Two
10'2" x 8'5" (3.10m x 2.57m)
A carpeted double bedroom, with radiator and UPVC double glazed window to the rear aspect.

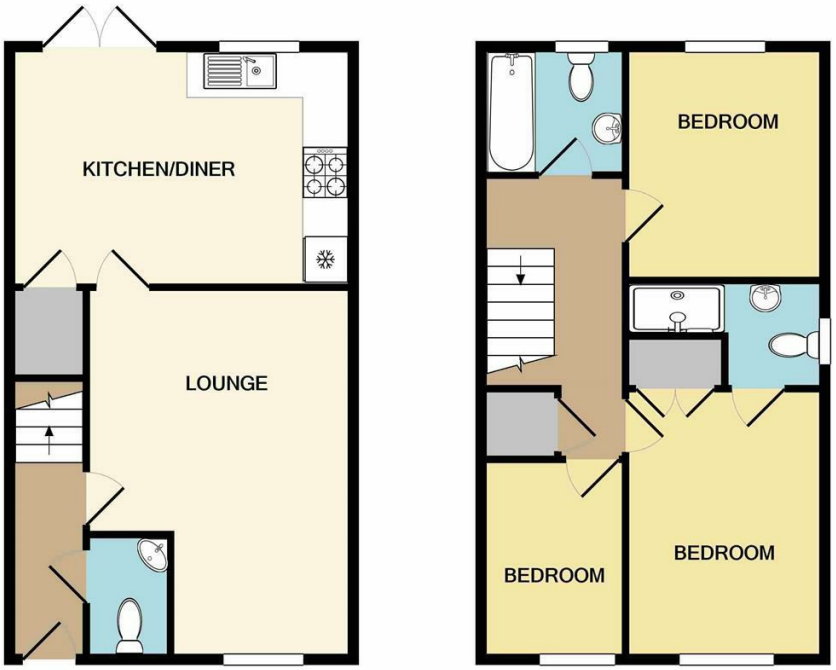
Bedroom Three
8'8" x 6'3" (2.65m x 1.91m)
A carpeted bedroom, with radiator and UPVC double glazed window to the front aspect.

Bathroom
Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with shower tap fittings and glass shower screen, part tiled walls, radiator and UPVC double glazed window to the rear aspect.

Outside
To the front is a paved driveway with ample off-street parking for two cars with gated access to the rear. The enclosed rear garden is primarily lawned with a paved seating area and fenced boundaries.

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
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.



GROUND FLOOR 1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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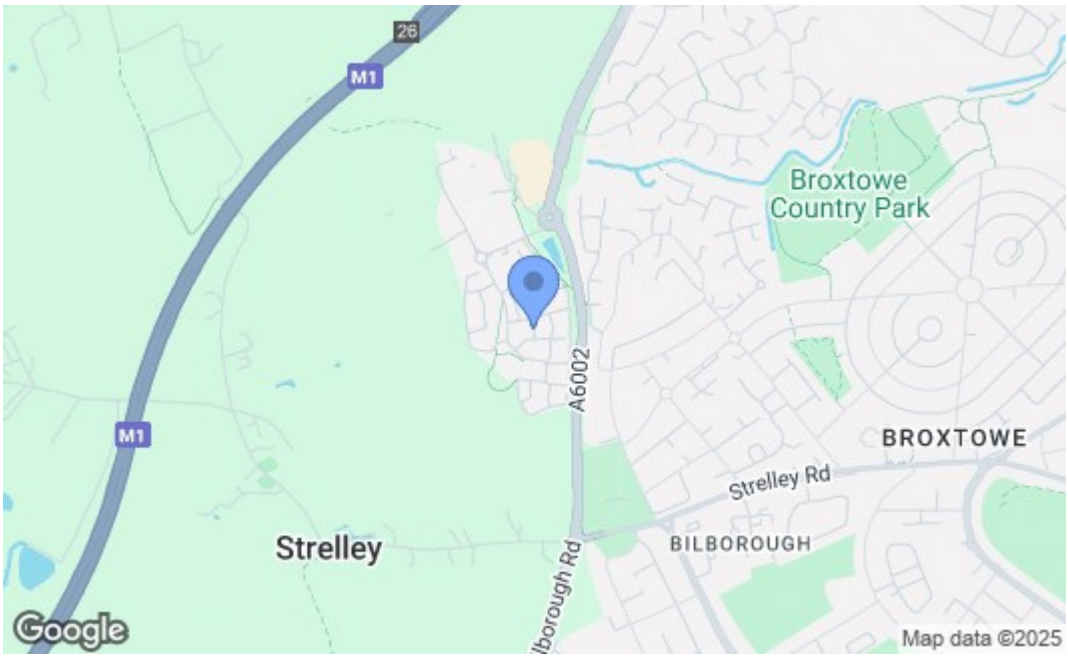

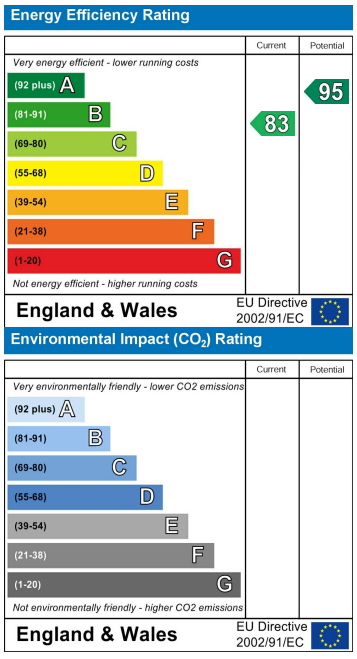

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