Robert Ellis

look no further...





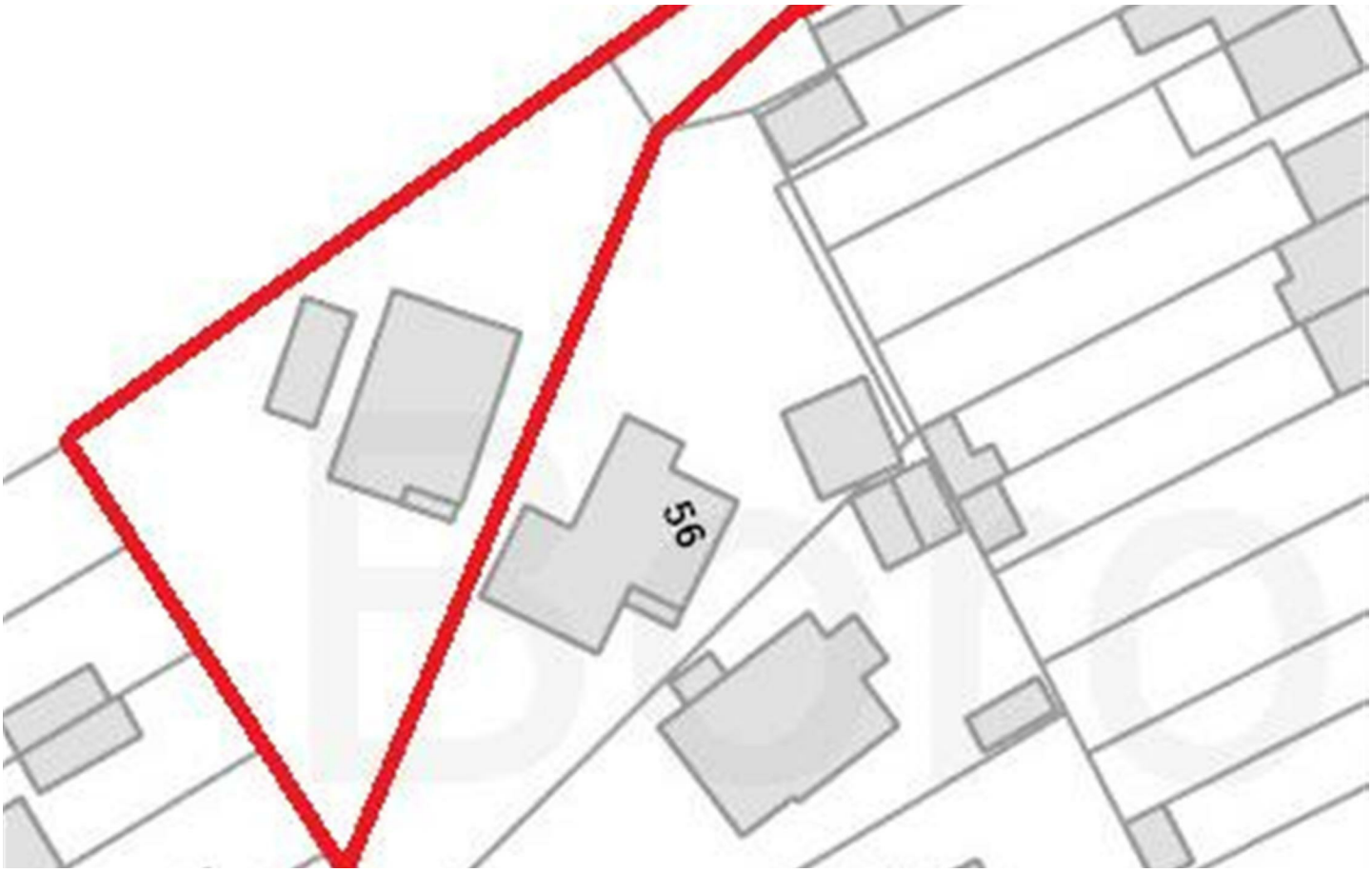


54 Trent Road,
Beeston, Nottingham
NG9 1LQ

£235,000 Freehold

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A SPACIOUS, THREE BEDROOM, DETACHED, CHALET STYLE BUNGALOW.

Being set back from the road and occupying a generous plot to both the front and rear, the property is situated next to open playing fields with the benefit of gas central heating from a recently fitted combination boiler and double glazing throughout. The property is brought to the market with chain free, vacant possession, which would appeal to a range of potential buyers, including a professional couple, young family or those looking for a peaceful setting close to Attenborough nature reserve, Beeston marina and a wealth of shops and amenities from Beeston town centre and Beeston train station.

The property would benefit from a programme of modernisation and improvement in areas to the eventual purchaser's taste, and in brief comprises entrance hall with ample storage, breakfast kitchen, dining room, master bedroom with en-suite, lounge and bathroom to the ground floor, and to the first floor there are two single bedrooms.

Outside, the property is set back from the road along a private driveway with a mature and established garden to the front with lawn, beds and borders, mature trees, garage with up and over door and side access to a further private and enclosed, primarily lawned rear garden with mature trees, a vegetable patch, greenhouse, shed, hedged and fenced boundaries, patio and garden pond, all enjoying a sunny, south aspect.

In order to be fully appreciated an internal viewing comes highly recommended.





Aluminium door to

Entrance hall
With ample storage, aluminium double glazed window to the side, doors to breakfast kitchen, dining room, master bedroom, bathroom and lounge and stairs rising to the first floor.

Kitchen
13'9" x 10'8" (4.21 x 3.26)
With a range of wall, base and drawer units, work surfacing with tiled splashbacks, single sink and drainer, gas hob with extractor fan over, electric oven and grill, plumbing for washing machine, space for fridge and freezer, radiator, aluminium double glazed window to the front, aluminium door to the side and fitted storage cupboard housing the gas fired combination boiler.

Dining room
16'9" x 11'0" reducing to 9'11" (5.11 x 3.36 reducing to 3.04)
Two radiators and aluminium double glazed window to the front.

Bedroom 1
12'11" x 11'0" (3.96 x 3.36)
Fitted wardrobes, radiator, aluminium double glazed window to the rear and side and door to

En-suite
Incorporating electric shower with curtain and door to

W.C
Low flush W.C, pedestal wash hand basin, radiator and aluminium double glazed window to the side.

Lounge
14'5" x 11'11" (4.4 x 3.64)
Gas fire, radiator, TV point, aluminium sliding double glazed doors to the garden and door to the side elevation.

Bathroom
A recently re-fitted three piece suite comprising panelled, low flush W.C, pedestal wash hand basin, part tiled walls, radiator and aluminium double glazed window to the side.

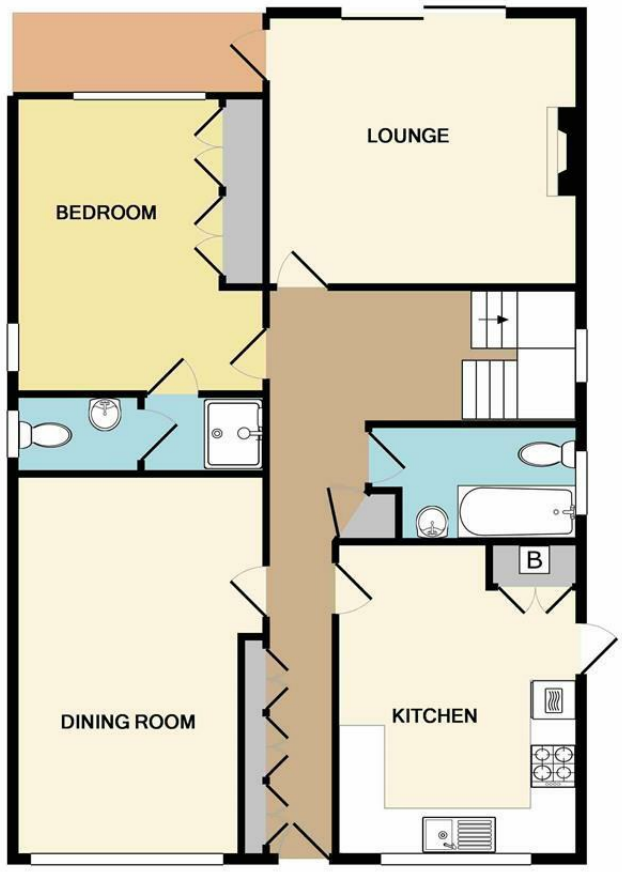
First floor landing
With doors to bedrooms two and three.

Bedroom 2
11'9" reducing to 6'7" x 10'1" red to 7'4" (3.59 reducing to 2.02 x 3.09 red to 2.24)
Wardrobe space, eaves storage, radiator and aluminium double glazed dormer window to the rear.

Bedroom 3
9'10" reducing to 3'10" x 9'9" red 5'1" (3.0 reducing to 1.18 x 2.99 red 1.57)
Eaves storage, radiator and double glazed dormer window to the front.







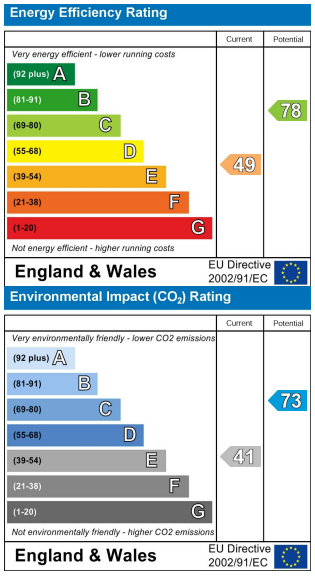
GROUND FLOOR



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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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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