Robert Ellis

look no further...







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Beeston, Nottingham
NG9 2EP

£270,000

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AN EXTENDED AND SPACIOUS FIVE BEDROOM HOUSE WITH OFF ROAD PARKING.

Situated in a quiet cul-de-sac in the centre of Beeston with local shops and amenities on the doorstep, including the NET tram , Beeston High Road and Nottingham University this property is considered a fantastic opportunity and will be sure to appeal to a range of potential purchasers including young families and investors.

In brief the internal accommodation comprises: Entrance hall, bedroom with en-suite, living room, lounge/diner and kitchen to the ground floor with a further four bedrooms, one with an en-suite, family bathroom and separate WC to the first floor.

Outside the property benefits from a block paved driveway with ample parking and side access leading to the rear garden where you will find a primarily slabbed patio with stocked borders and garden shed.

Offered to the market with the benefit of gas fired central heating, double glazing and chain free vacant possession an internal viewing comes highly recommended.





Entrance Hall
With tiled flooring, UPVC double glazed window to the side and door to:

Converted Garage/Bedroom Two
14'10" x 7'2" (4.54 x 2.19)
With tiled flooring, UPVC double glazed window to the front, radiator and door to:

En-suite
With tiled flooring, part tiled walls, shower, wall mounted wash hand basin and WC.

Living Room
15'9" x 10'4" (4.82 x 3.17)
With UPVC double glazed bay window to the front, gas fire with tiled surround and Adam style mantle, radiator, stairs to the first floor and double doors to:

Lounge/Diner
19'7" reducing to 10'9" x 16'2" reducing to 7'9" (5.98 reducing to 3.3 x 4.93 reducing to 2.38)
With wooden flooring, UPVC double glazed windows to the front and rear, double doors to the rear garden and electric fire.

Kitchen
9'11" x 7'11" (3.03 x 2.43)
With a range of wall, base and drawer units, vinyl flooring, one and a half bowl sink with drainer, plumbing for washing machine, integrated dishwasher, wall mounted Ideal boiler, tiled splashbacks, extractor fan, spotlights, radiator and UPVC double glazed window and door to the rear.

First Floor Landing
With two built in storage cupboards, loft hatch, doors to the family bathroom, WC and four bedrooms.

Bedroom One
12'7" x 10'9" overall (3.86 x 3.3 overall)
With UPVC double glazed window to the front, built in wardrobe, radiator and door to:

En-suite
With a three piece suite comprising shower and wall mounted wash hand basin with tiled splashbacks, WC, heated towel rail, extractor fan and UPVC double glazed window to the rear.

Bedroom Three
10'5" x 9'5" (3.19 x 2.89)
With UPVC double glazed window to the front and radiator.

Bedroom Four
9'8" x 8'1" (2.95 x 2.48)
With built in wardrobe, UPVC double glazed window to the rear and radiator.

Bedroom Five
9'6" x 7'4" (2.92 x 2.25)
UPVC double glazed window to the front and radiator.

Family Bathroom
Panelled bath with shower over, pedestal wash hand basin, part tiled walls, radiator and UPVC double glazed window to the rear.

Separate WC
With WC, part tiled walls and UPVC double glazed window to the rear.

Outside
Outside the property benefits from a block paved driveway with ample parking and side access leading to the rear garden where you will find a primarily slabbed patio with stocked borders and garden shed.





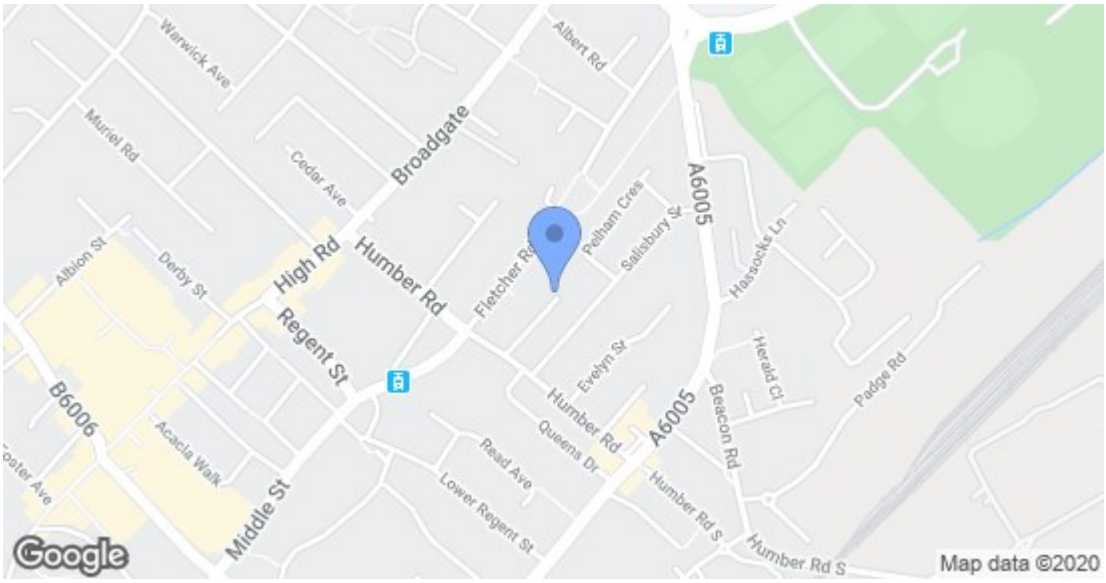


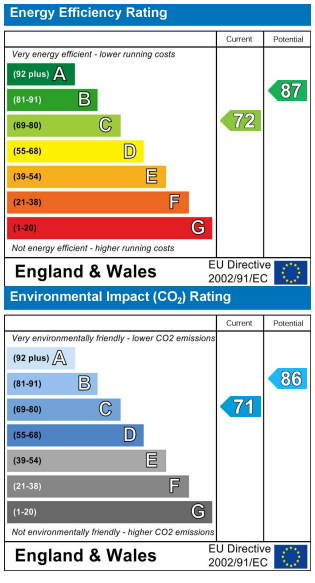
GROUND FLOOR



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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