Robert Ellis

look no further...

Fellows Road,
Beeston, Nottingham
NG9 1AQ

£425,000 Freehold

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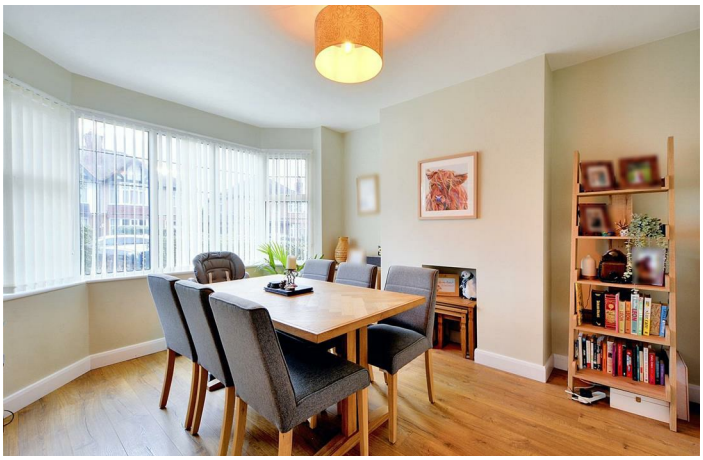
A traditional bay front, three-bedroom semi detached house, with a detached garage.

Situated in this sought-after and well-established residential location, just a short distance from a variety of local shops and amenities including Beeston Town Centre, schools, excellent transport links, The University of Nottingham, and Queens Medical Centre, this fantastic property is considered an ideal opportunity for a range of potential purchasers including young professionals and families.

In brief the internal accommodation arranged over three floors comprises: entrance hall, dining room, lounge, kitchen and WC to the ground floor, with two good sized double bedrooms, a further single bedroom and family bathroom to the first floor, and a loft room to the second floor.

To the front of the property you will find a lawned garden with mature trees and shrubs, stocked borders, a large blocked paved driveway leading to the garage, and gated side access to the enclosed garden, which includes a blocked paved patio, over looking the lawn beyond, raised decking, stocked beds and borders and fence boundaries.

Having been upgraded and modernised by the current vendors throughout, including new kitchen, bathroom, and a new roof, this great property is offered to the market with the benefit of a range of modern fixtures and fittings, UPVC double glazing and gas central heating throughout, a versatile living space, and plenty of scope to extend and re-configure, subject to the necessary planning consents.



Entrance Hall
Composite entrance door with flanking windows, stairs to the first floor, radiator, useful under stair storage cupboard, and doors to the WC, kitchen, lounge and dining room.

Dining Room
11'9" x 11'3" (3.6m x 3.45m)
Laminate flooring, UPVC double glazed bay window to the front and radiator.

Lounge
16'9" x 10'4" (5.12m x 3.15m)
Laminate flooring, radiator, UPVC double glazed sliding patio doors the rear.

Kitchen
11'10" x 8'5" (3.61m x 2.57m)
A range of wall, base and drawer units. work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated electric oven with induction hob, and air filter over, tiled splashbacks, laminate flooring, integrated fridge freezer, dishwasher and washing machine, radiator, spotlights to ceiling, UPVC double glazed window to the side and UPVC double glazed door to the rear.

WC
Fitted with a low level WC, wash hand basin inset to vanity unit, tiled splashbacks and UPVC double glazed window to the side.

First Floor Landing
UPVC double glazed window to the side, stairs to the second floor and doors to the bathroom and three bedrooms.

Bedroom One
15'3" x 11'10" (4.66m x 3.61m)
A carpeted double bedroom, radiator and UPVC double glazed window to the front.

Bedroom Two
11'4" x reducing to 8'1" x 10'4" (3.47m x reducing to 2.48m x 3.16m)
A carpeted double bedroom with radiator and UPVC double glazed window to the rear.

Bedroom Three
8'9" x 6'11" (2.68m x 2.12m)
A carpeted bedroom with built in wardrobe, radiator and UPVC double glazed window to the front.

Bathroom
8'3" x 7'2" (2.52m x 2.2m)
Incorporating a three piece suite comprising: bath with shower over, wash hand basin inset to vanity unit, low level WC, tiled flooring and splashbacks, spotlights to ceiling, extractor fan, UPVC double glazed window to the rear and side, heated towel rail and a built in cupboard housing the 'Worcester' combination boiler,

Loft Room
12'0" x 9'7" (3.66m x 2.94m)
With a feature Velux window and useful eaves storage space.

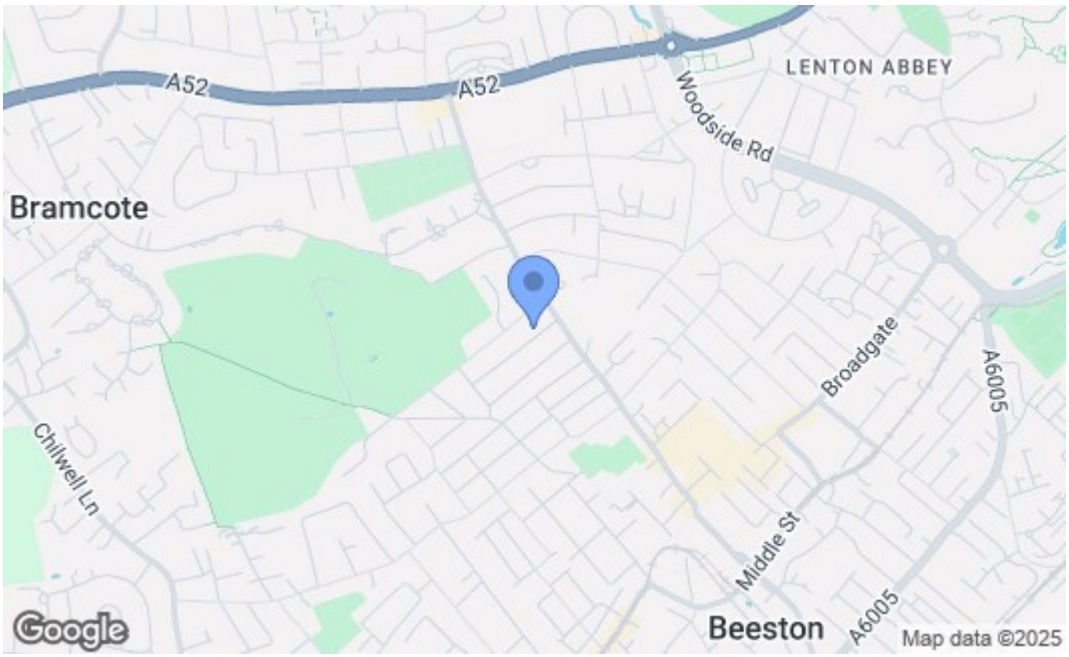
Outside
To the front of the property you will find a lawned garden with mature trees and shrubs, stocked borders, a large blocked paved driveway leading to the garage, and gated side access to the enclosed garden, which includes a blocked paved patio, over looking the lawn beyond, raised decking, stocked beds and borders and fence boundaries.

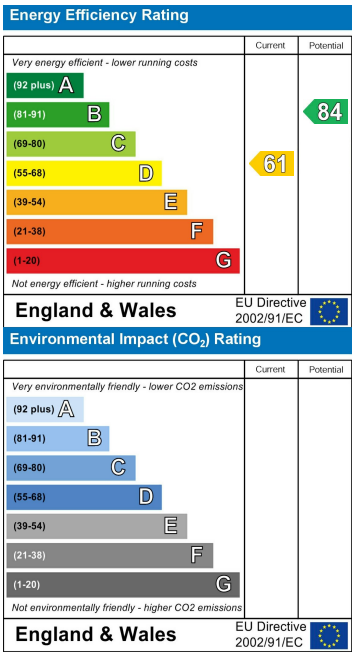
Garage
17'8" x 8'6" (5.4m x 2.61m)
With an up and over garage door to the front, window to the side, power and a door to the study.

Study
9'8" x 8'2" (2.96m x 2.49m)
With laminate flooring, power, and a window to the rear.

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
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.





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