Robert Ellis

*look no further. . .*

# Derby Road
# Beeston, Nottingham NG9 2TB

An attractive and traditionally styled extended 1930s three bedroom semi-detached house.

**£350,000 Freehold**

An attractive and traditionally styled extended 1930s three bedroom semi-detached house.

Offering a beautifully presented stylish and contemporary living space with a large open plan living/diner, this excellent house with generous room sizes throughout is considered a great opportunity.

In brief, the appealing interior comprises: Entrance porch, entrance hallway, WC, utility, large open plan living/diner and kitchen to the ground floor. Rising to the first floor are two double bedrooms, a further single bedroom and a family bathroom.

Outside the property occupies a good sized plot with a driveway providing ample car standing to the front with the detached garage beyond and to the rear the property has a particularly private and mature primarily lawned garden.

Conveniently situated for easy access to the centres of Beeston and Nottingham, well placed for the A52 and M1 providing ideal access to the QMC and Nottingham University.

Entrance Porch
A UPVC double glazed entrance door leads to porch with tiled flooring.

Entrance Hallway
A second original colour leaded glazed door with matching flanking windows leads to a spacious hallway with radiator and stairs off to first floor landing.

WC
With WC, wall mounted wash hand basin with tiled splashback, tiled flooring and extractor fan.

Utility
6'2" x 5'11" (1.90 x 1.81)
With two UPVC double glazed windows, plumbing for a washing machine, wall mounted Worcester boiler, radiator, further wooden window, tiled flooring, radiator and appliance space.

Lounge/Diner
25'3" x 13'8" (7.71 x 4.17)
With UPVC double glazed bay window to the front, UPVC double glazed window to the rear, two radiators and a feature solid fuel burner mounted upon a tiled hearth.

Kitchen
15'10" x 5'11" decreasing to 5'3" (4.84 x 1.81 decreasing to 1.62)
With a range of fitted base units, worksurfaces with tiled splashbacks, inset gas hob with electric oven below and air filter above, plumbing for a dishwasher, two UPVC double glazed windows, UPVC double glazed door to the exterior, radiator and tiled flooring.

First Floor Landing
With feature colour leaded stair light with secondary glazing and loft hatch.

Bedroom One
13'10" x 11'8" (4.24 x 3.58)
With UPVC double glazed window and radiator.

Bedroom Two
13'8" x 10'11" (4.18 x 3.34)
With UPVC double glazed window, radiator and fitted wardrobes.

Bedroom Three
8'0" x 7'11" (2.46 x 2.42)
With UPVC double glazed window and radiator.

Bathroom
With a three piece suite comprising WC, pedestal wash hand basin, free standing bath with shower handset, part tiled walls, tiled flooring, radiator and UPVC double glazed window.

Outside
To the front the property has a hedged boundary, a driveway providing ample car standing with a garage beyond. To the rear the property has an enclosed and generous garden with a patio, decking, well stocked beds and borders, mature shrubs and trees and a further patio.

Garage
16'4" x 8'0" (5.00 x 2.44)
With an up and over door to the front, window to the side and power.

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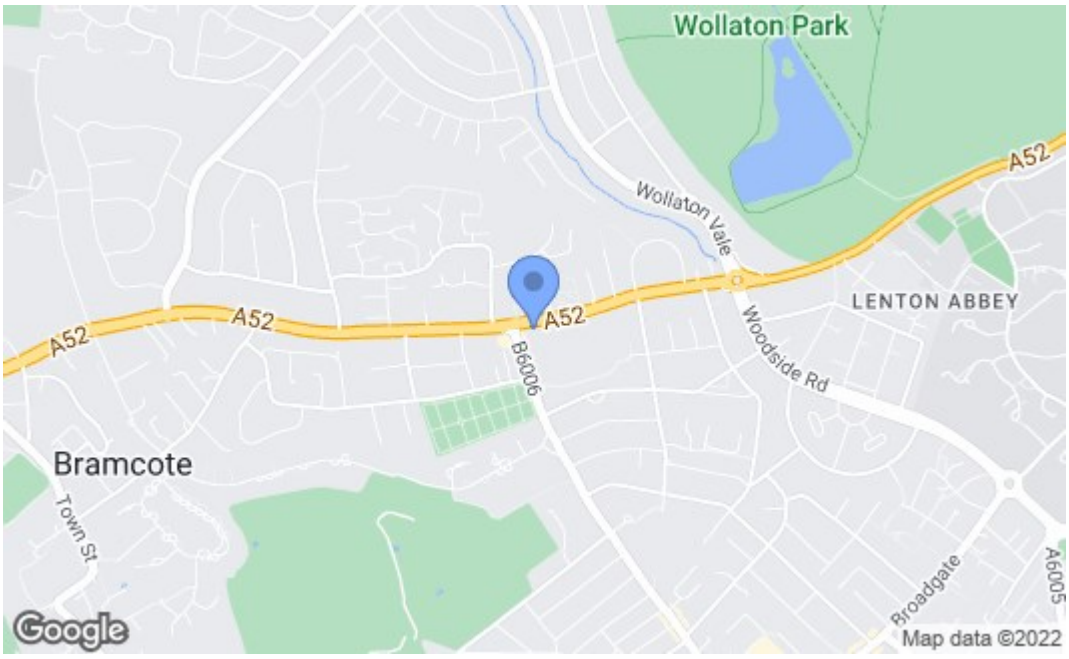


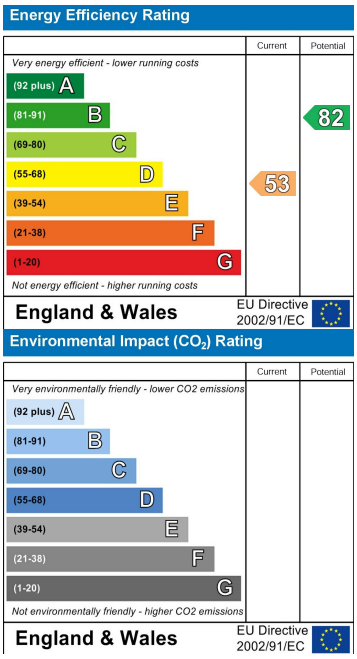


These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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