



Dovecote Lane,
Beeston, Nottingham
NG9 1HR

£475,000 Freehold



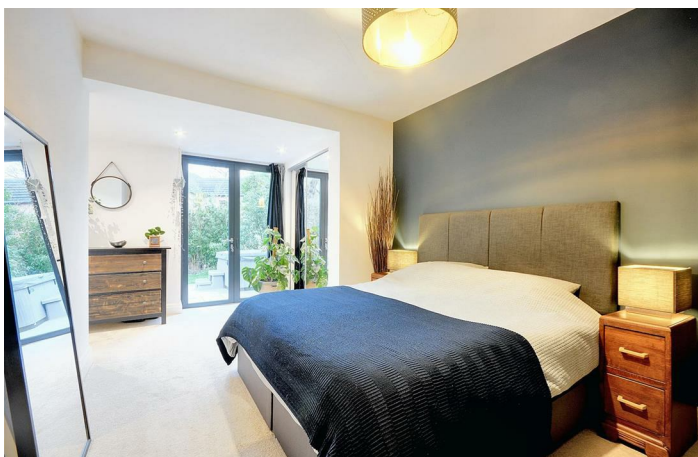
An attractive and totally individual three bedroom detached bungalow with a contemporary extension to the rear.

This fabulous property has retained a wealth of its original character and Art-Deco charm and has been tastefully upgraded and extended by the current vendors, creating a particularly impressive open plan kitchen diner and living space to the rear with feature roof lantern and bi-fold doors.

In brief the immaculately presented interior comprises; entrance porch, spacious entrance hallway, sitting room, large open plan kitchen and living dining area, utility, two good sized double bedrooms a further single bedroom/study and bathroom.

Outside the property has a mature front garden screened by hedges and a drive with the car port and garage beyond and to the rear there is an enclosed primarily lawned garden with patio.

Occupying a sought-after and convenient location on the edge of Beeston Town Centre, particularly convenient for transport links, shops, parks and a wide range of other facilities, this excellent bungalow is offered to the market with the benefit with chain free possession.



Entrance Porch

Main entrance door to the front and further UPVC double glazed door leading to the entrance hallway.

Entrance Hallway

Feature parquet style flooring and radiator.

Sitting Room

14'11" x 10'11" (4.55m x 3.35m)

UPVC double glazed bay window with secondary glazing, radiator and a fuel effect gas fire with tiled hearth and Adam-style surround.

Kitchen Diner/Living Area

32'0" x 13'6" decreasing to 10'11" (9.77m x 4.14m decreasing to 3.34m)

An extensive range of modern stylish wall and base units, work surfacing with tiled splashback, inset gas hob with air filter above and electric oven below, one and half bowl sink and drainer unit, integrated dishwasher, concealed boiler and radiator.

Dining/Living Area

Feature roof lantern, aluminium bi-fold doors, two further aluminium double glazed windows, inset ceiling spot lights and radiator.

Utility

5'9" x 4'11" (1.76m x 1.52m)

Fitted with wall mounted cupboards, work surfacing, plumbing for washing machine, space for a dryer, UPVC double glazed window and inset ceiling spot lights.

Bedroom One

16'4".157'5" x 10'2" increasing to 15'4" (5.48m x 3.12m increasing to 4.69m)

Feature cast iron fire place, radiator, aluminium patio doors leading to the rear garden and fitted wardrobes.

Bedroom Two

13'5" x 11'3" (4.09m x 3.45m)

UPVC double glazed window, radiator and fitted cupboard.

Bedroom Three/Study

8'2" x 5'4" (2.50m x 1.63m)

UPVC double glazed window and radiator.

Bathroom

10'2" x 8'9" (3.10m x 2.67m)

Classic fixtures and fittings in white comprising; low level WC, pedestal wash hand basin, bath, shower cubicle with mains overhead shower and further shower handset, wall mounted heated towel rail, extractor fan, shaver point and UPVC double glazed window.

Outside

To the front the property has a path leading to the front door, primarily lawned garden, hedge boundary and a drive providing car standing with the car port and garage beyond. To the rear the property has an enclosed private garden with a patio, outside tap, lawn, well stocked beds and borders and mature shrubs and trees and a raised border.

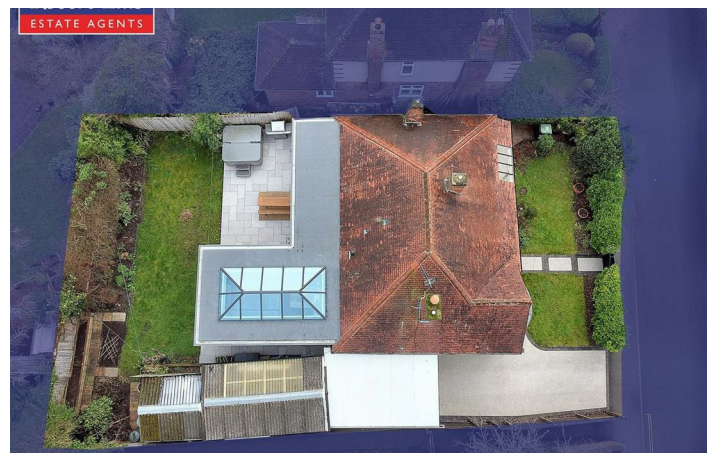
Garage

18'2" x 10'1" (5.54m x 3.08m)

Up and over door to the front, pedestrian door to the side, light and power.

Store

9'3" x 8'3" (2.83m x 2.54m)



Robert Ellis
ESTATE AGENTS



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 82 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 59 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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.