



Elm Avenue,  
Beeston, Nottingham  
NG9 1BU

**£575,000 Freehold**



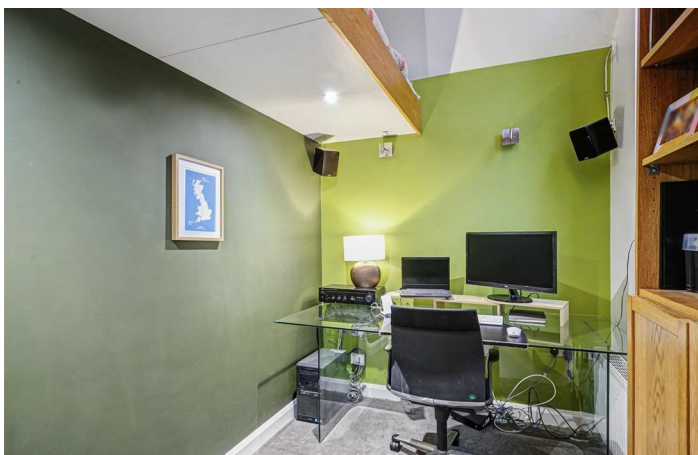
Welcome to this distinctive semi-detached house located on the desirable Elm Avenue. This delightful property boasts a spacious contemporary open plan kitchen, providing ample space for both relaxation and entertaining. With three well-proportioned bedrooms, it is perfect for families or those seeking extra room for guests or a home office.

The house features two conveniently located bathrooms, ensuring comfort and practicality for everyday living. The property also benefits from parking, a valuable asset in this sought-after area.

One of the standout features of this home is that it comes with no onward chain, allowing for a smooth and efficient purchase process. This is an excellent opportunity for buyers looking to move in without delay.

Elm Avenue is a lovely neighbourhood, known for its friendly community and proximity to local amenities, schools, and parks. This property presents a wonderful chance to create a warm and inviting home in a location that truly has it all.

Do not miss the opportunity to view this lovely semi-detached house on Elm Avenue, where comfort and convenience meet.



### Entrance Hall

Entrance door with flanking window, tiled flooring, radiator, stairs to the first floor, useful understairs storage space, a cloak cupboard and doors to the study, utility room, kitchen diner and lounge/bedroom three.

### Lounge/Bedroom Three

12'9" x 11'11" (3.9m x 3.65m )

A carpeted room with open fire with tiled hearth and Adam style mantle, radiator, and a bay window to the front.

### Study

10'0" x 6'6" (3.07m x 2m )

A carpeted room with double glazed window to the front, Velux window, radiator, spotlights, and a mezzanine.

### Kitchen Diner

22'6" x 17'10" (6.86m x 5.45m )

Fitted with a range of modern wall, base and drawer units, granite work surfaces, bespoke Karndean herring bone flooring, integrated double electric oven, integrated induction hob with extractor fan over, integrated fridge and freezer, integrated dishwasher and wine cooler, one a half bowl sink and insinkerator, second sink with drainer and a mixer tap, breakfast bar, spotlights, three radiators, two large roof lights, double glazed aluminium door and two windows to the rear and a door to the living room.

### Living Room

20'8" x 10'8" (6.3m x 3.27m )

Bespoke Karndean herring bone flooring, two contemporary radiators, three Velux windows, double glazed aluminium sliding doors to the rear and a door to the utility room.

### Utility Room

12'7" reducing to 6'1" x 10'8" reducing to 4'7" (3.84m reducing to 1.87m x 3.26m reducing to 1.4m)

With wall and base units, oak work surfaces, Belfast sink with mixer tap, two Velux windows, contemporary radiator, built-in shoe rack, Baxi combination boiler, door to the side and door to the shower room.

### Shower Room

Incorporating a three-piece suite comprising: corner shower, pedestal wash-hand basin, WC, tiled walls, wall-mounted heated towel rail, extractor fan, Velux window and electric shaver point.

### First Floor Landing

With a double glazed window to the side and doors to the changing room, bathroom and two bedrooms.

### Bedroom One

12'7" x 12'0" (3.84m x 3.68m )

A carpeted double bedroom with period fireplace, radiator and double glazed window to the front.

### Bedroom Two

12'6" x 11'0" (3.83m x 3.37m )

A carpeted double bedroom with double glazed window to the rear, radiator and spotlights.

### Bathroom

Incorporating a three-piece suite comprising: panelled bath with shower over, wash-hand basin inset to vanity unit, WC, tiled walls, wall-mounted heated towel rail, extractor fan, spotlights and double glazed window to the front.

### Changing Room

9'0" x 8'11" (2.75m x 2.72m )

A carpeted room with fitted wardrobes, radiator, double glazed window to the rear and side, spotlights and stairs to the loft room.

### Loft Room

17'2" x 17'2" (5.25m x 5.25m )

A versatile room with two Velux windows and two radiators.

### Outside

To the front of the property, you will find a gravelled driveway offering ample car standing, mature shrubs, white picket fence and gated side access leading to the generous private and enclosed rear garden which includes a paved patio overlooking the lawn beyond, a range of mature trees and shrubs, stocked beds and borders, a green house and a detached garage.

### Garage

Double garage doors to the front.

### 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

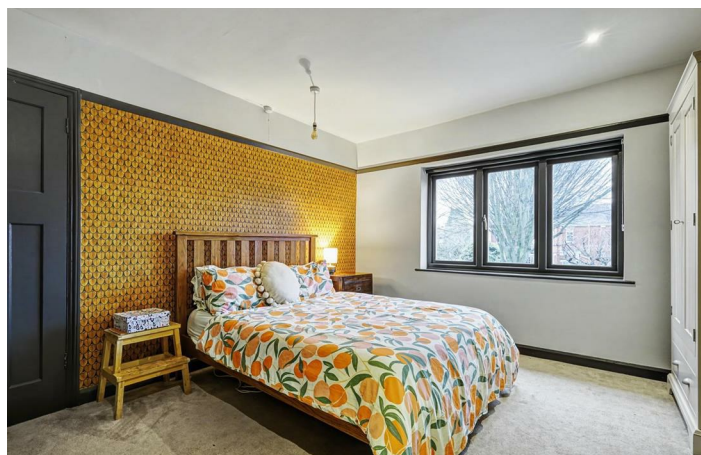
Accessibility/Adaptions: None

Does the property have spray foam in the loft?: No

Has the Property Flooded?: No

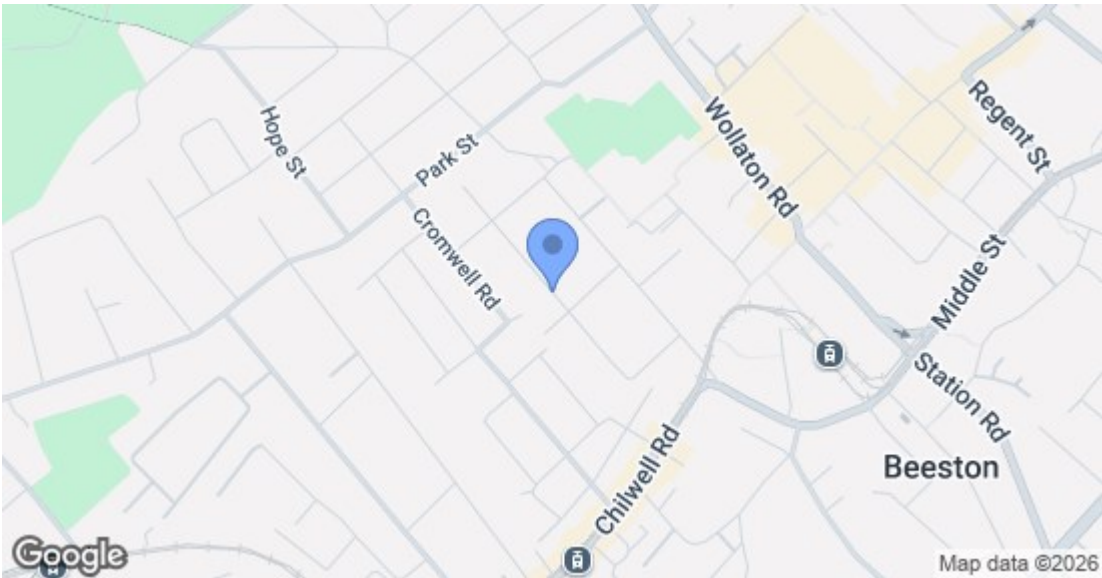
### Disclaimer:

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.





Whilst every attempt has been made to ensure the accuracy of the floorplan 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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| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
|                                                                 | 68      | 74        |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
|                                                                 |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

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