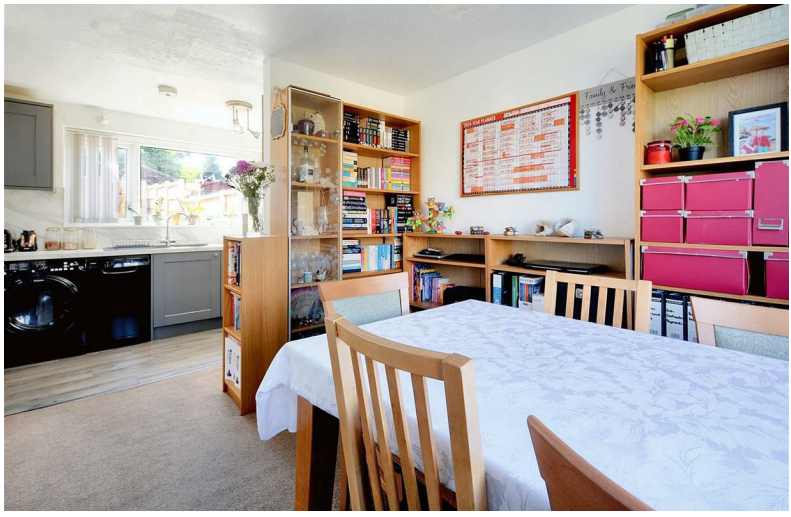
Robert Ellis

look no further...



Bedale Court,
Beeston, Nottingham
NG9 5PG

£219,995 Freehold

0115 922 0888

/robertellisestateagent @robertellisea

Robert Ellis are delighted to welcome to the market this much improved, spacious, bright and airy three bedroom, double fronted mid town house situated in this popular and established residential location.

With accommodation over two floors, the ground floor comprises entrance hall, living room, dining room, kitchen, rear lobby and WC. The first floor landing then provides access to three bedrooms and a recently re-fitted bathroom suite.

The property also benefits from gas fired central heating from a combination boiler, double glazing, landscaped garden and the use of the communal parking area just a short walk away from the property.

The property is ideally located for families being within close proximity of nearby schooling for all ages, local play parks, both tram and bus routes, as well as easy access to open countryside and nearby walks within the surrounding area.

There is also access to Beeston and for those needing to commute a little further afield, there is easy access to the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe the property would make an ideal first time buy or young family home. We highly recommend an internal viewing.

Entrance Hall
8'4" x 6'3" (2.55 x 1.92)
Panel and glazed front entrance door with window to the side of the door, radiator, meter storage cupboard, staircase rising to the first floor. Doors to living room and dining room.

Living Room
17'0" x 10'1" (5.19 x 3.08)
A dual aspect bright and airy room with double glazed windows to both the front and rear (both with fitted blinds), radiator, media points, wall light points.

Dining Room
10'4" x 8'9" (3.16 x 2.69)
Double glazed window to the rear (with fitted blinds), radiator. Opening through to kitchen.

Kitchen
15'1" x 7'1" (4.60 x 2.18)
Equipped with a matching range of fitted base and wall storage cupboards with square edge work surfaces incorporating one and a half bowl sink unit with draining board and central mixer tap. Space for cooker and plumbing for washing machine and slimline dishwasher. Further space for full height fridge/freezer, double glazed window to the rear (with fitted blinds), fitted extractor canopy above the cooker space, laminate flooring. Door access to the rear lobby, living room and opening through to the dining room.

Rear Lobby
3'11" x 2'9" (1.21 x 0.86)
Panel and glazed exit door to the rear garden. Door to WC. Door to kitchen.

Downstairs WC
6'2" x 3'4" (1.90 x 1.04)
Two piece suite comprising push flush WC, wash hand basin with tiled splashbacks. Double glazed window to the side, radiator, laminate flooring.

First Floor Landing
Boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes) doubling up as useful storage space, radiator. Doors to all bedrooms and bathroom.

Bedroom One
14'11" x 10'4" (4.56 x 3.17)
Double glazed window to the rear (with fitted blinds), radiator. Loft access point to a partially boarded and insulated loft space.

Bedroom Two
11'6" x 10'7" (3.52 x 3.25)
Double glazed window to the front (with fitted blinds), radiator.

Bedroom Three
10'3" x 6'7" (3.13 x 2.03)
Double glazed window to the rear (with fitted blinds), radiator.

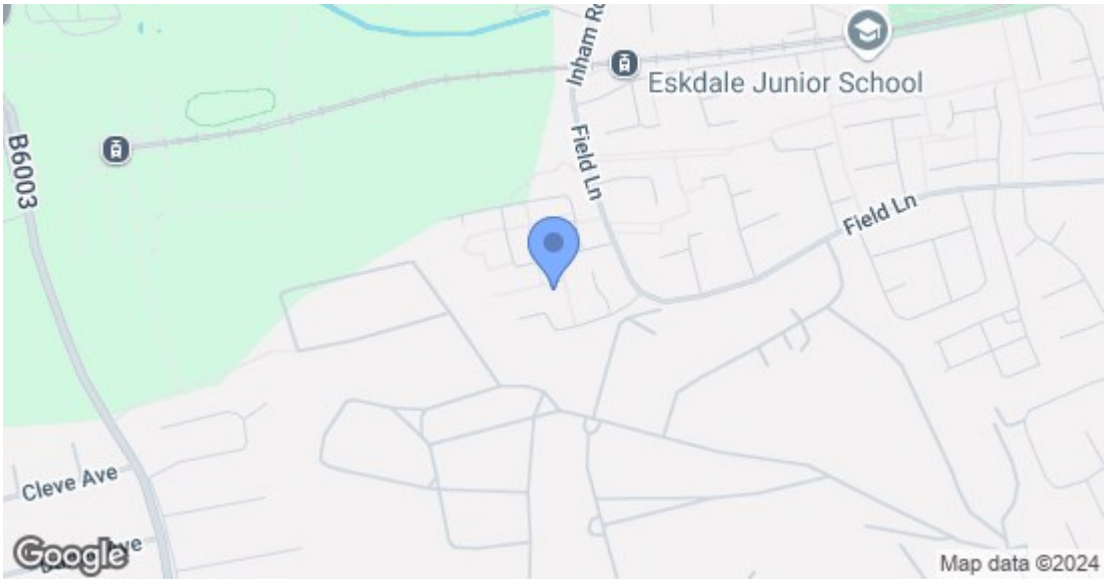
Bathroom
8'8" x 5'4" (2.66 x 1.64)
Recently re-fitted modern white three piece suite comprising "P" shaped bath with glass shower screen, mixer tap and dual attachment mains ran shower, wash hand basin with central mixer tap and storage drawers beneath, push flush WC. Tiling to the walls and floor, double glazed window to the rear (with fitted blinds), radiator, fitted shelving.

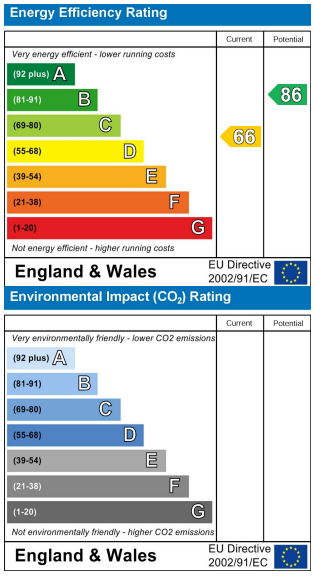
Outside
To the front of the property there is a split lawn either side of a central pathway which provides access to the front entrance door.

To the Rear
Rear south facing garden, which has been landscaped, enclosed by timber fencing with concrete posts and gravel boards, newly fitted rear access gate leading to the pathway to the parking area. The garden benefits from a good sized patio area in Indian sandstone paving (ideal for entertaining), access to a high quality artificial lawn section and rear flowerbed with timber sleepers. The garden also boasts a chip/bark play area, access to the rear lobby and a useful external garden store with power and lighting. Mains switch lighting point.

Directional Note
From Bramcote Lane, turn onto Field Lane and continue along until the road turns to the right. On the bend turn left onto Airedale Court leading to Bedale Court and continue straight down to the communal parking area. The property can then be accessed on foot via the pedestrian pathway adjacent to the car parking area on the right hand side.

Robert Ellis
ESTATE AGENTS





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.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888