



High Road,  
Beeston, Nottingham  
NG9 5BB

**£365,000 Freehold**





A traditional three-bedroom detached house.

Situated in this sought-after and well-established residential location, just a short distance from a variety of local shops and amenities including schools, transport links, Beeston Town Centre, and Chilwell Retail Park, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals and families.

In brief the internal accommodation comprises: porch, entrance hall, lounge, dining room, and kitchen to the ground floor, with two good sized double bedrooms, a further single bedroom, and bathroom to the first floor,

To the front of the property, you will find a lawned garden with stocked borders, a blocked paved driveway, providing off-road parking, and gated access to the 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, useful storage shed and fence boundaries.

Having been updated by the current vendor this great property is offered to the market with a range of modern fixtures and fittings throughout, a light and airy versatile living space, UPVC double glazing and gas central heating throughout, an early internal viewing comes highly recommended in order to be fully appreciated.



### Porch

UPVC double glazed entrance door with flanking windows, tiled flooring, and secondary UPVC double glazed door with flanking windows leading to the entrance hall.

### Entrance Hall

With stairs to the first floor, radiator, and doors to the kitchen, dining room, and lounge.

### Lounge

12'0" x 11'10" (3.68m x 3.61m )

UPVC double glazed bay window to the front, laminate flooring, two radiators, electric fire with Adam-style mantle.

### Dining Room

12'0" x 12'0" (3.68m x 3.66m )

UPVC double glazed door with flanking window to the rear, laminate flooring, radiator, electric fire with Adam-style mantle.

### Kitchen

8'10" x 6'9" (2.71m x 2.08m )

Fitted with a range of wall, base, and drawer units, work surfaces, sink and drainer unit with mixer tap, integrated double electric oven, inset electric hob with tiled splashbacks, integrated fridge, plumbing for a washing machine, useful pantry cupboard, UPVC double glazed door and window to the side.

### First Floor Landing

UPVC double glazed window to the side, loft hatch, and doors to the bathroom and three bedrooms.

### Bedroom One

12'1" x 12'0" (3.69m x 3.67m )

UPVC double glazed window bay window to the front, carpet flooring, fitted wardrobes, and radiator.

### Bedroom Two

12'1" x 12'0" (3.69m x 3.67m )

UPVC double glazed window to the rear, carpet flooring, fitted wardrobes, and radiator.

### Bedroom Three

7'11" x 6'11" (2.42m x 2.11m )

UPVC double glazed window to the front, laminate flooring, and radiator.

### Bathroom

8'11" x 6'10" (2.74m x 2.1m )

Incorporating a four-piece suite comprising: panelled bath, corner shower, wash-hand basin inset to vanity unit, low-level WC, tiled splashback, vinyl flooring, radiator, UPVC double glazed window to the rear and side.

### Outside

To the front of the property, you will find a lawned garden with stocked borders, a blocked paved driveway, providing off-road parking, and gated access to the 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, useful storage shed and fence boundaries.

### 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

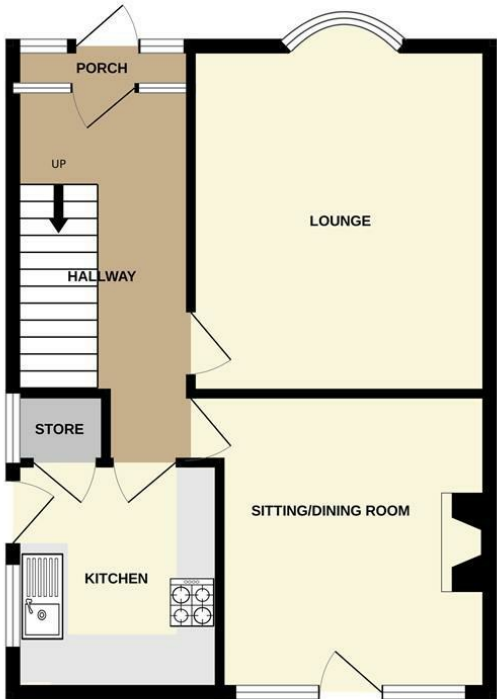
Accessibility/Adaptions: None

Has the Property Flooded?: No





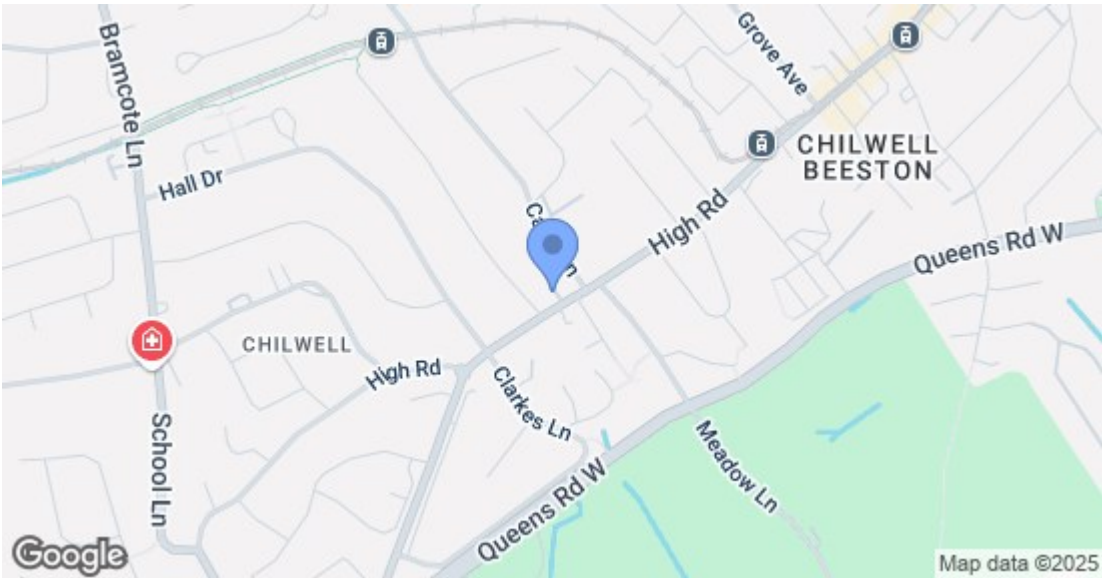
GROUND FLOOR



1ST FLOOR



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		82
(81-91) B		
(69-80) C		55
(55-68) D		
(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 <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		

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.