



Beeston Fields Drive,
Beeston, Nottingham
NG9 3DB

£625,000 Freehold



A traditionally styled and constructed bay fronted 1930's four bedroom detached house.

Situated in a elevated and private plot sits this attractive house which displays excellent potential for upgrading, remodelling and potentially extending subject to to the necessary consents.

In brief the generous interior which has retained much of it's original character and charm comprises; entrance hall, WC, shower, sitting room, conservatory, dining room and kitchen, rising to the first floor is a good sized landing, four bedrooms, separate WC and bathroom.

Outside the property sits on a private corner plot with mature and well landscaped gardens to both front and rear and a drive with detached brick and tiled garage beyond.

Occupying a particularly sought-after and central Beeston location, well placed for easy access to Beeston, which offers a variety of shops and services and convenient for the A52 and M1.



Entrance Hall

UPVC double glazed entrance door, cloaks cupboard, radiator, stairs leading to the first floor.

WC

Fitted with a low level WC, wall mounted wash hand basin, tiled splashback and UPVC double glazed window.

Shower Room

Fully tiled shower cubicle with Mira shower over and extractor fan.

Sitting Room

19'8" x 11'11" (6.01m x 3.65m)

UPVC double glazed bay window to the front, two radiators, fuel effect gas fire with marble style hearth and surround and Adam-style mantle.

N.B Any potential purchasers should note that this has been disconnected.

Conservatory

11'1" x 9'3" (3.38m x 2.83m)

UPVC double glazed windows and patio doors to the rear garden.

Dining Room

15'6" x 11'6" (4.73m x 3.52m)

UPVC double glazed bay window, further UPVC oval window to the side and radiator.

Kitchen Diner

11'10" x 11'4" plus recess (3.61m x 3.47m plus recess)

Fitted wall and base units, work surfacing with tiled splashbacks, one and half bowl sink with mixer tap, a New World gas cooker, plumbing for a dishwasher, further appliance space, fuel effect electric fire, two UPVC double glazed windows and UPVC double glazed door leading to the exterior.

First Floor Landing

UPVC double glazed window, radiator and airing cupboard housing the hot water cylinder.

Bedroom One

14'8" x 11'11" (4.48m x 3.65m)

UPVC double glazed window, radiator and fitted wardrobes.

Bedroom Two

15'6" x 11'7" (4.74m x 3.54m)

UPVC double glazed window, radiator and fitted wardrobes.

Bedroom Three

11'11" x 8'5" (3.64m x 2.59m)

Two UPVC double glazed windows, radiator, fitted wardrobes and drawers.

Bedroom Four

11'11" x 8'3" (with some limited head height (3.64m x 2.52 (with some limited head height)

UPVC double glazed window, radiator and fitted wardrobes.

Separate WC

Fitted with a low level WC, UPVC double glazed window, part tiled walls and radiator.

Bathroom

Bath with Triton shower over, wash hand basin inset to vanity unit, shaver point, part tiled walls, UPVC double glazed window and radiator.

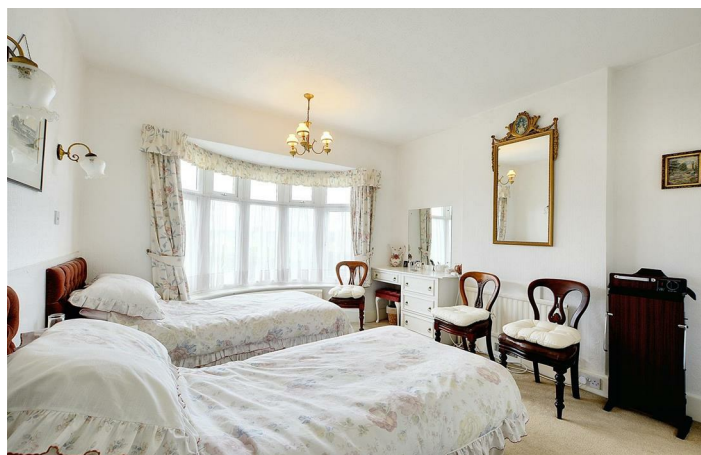
Outside

To the front the property has a drive providing car standing with detached brick and tiled garage beyond and a landscaped and enclosed private garden with lawn, well stocked beds and borders and mature trees. Gated access leads to the rear of the property where there is a patio, primarily lawned garden, timber shed, stocked beds and borders, mature shrubs and trees and a useful utility/WC.

Utility/WC

7'10" x 5'10" (2.40m x 1.80m)

Plumbing for a washing machine, single sink and drainer unit with mixer tap, Viessmann boiler, WC, UPVC double glazed window and door.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			68
(55-68) D			
(39-54) E		36	
(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.