Robert Ellis

look no further...

Clarkes Lane,
Beeston, Nottingham
NG9 5BL

£350,000 Freehold

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An individual three-bedroom detached house offering great potential.

Having been well-maintained and remodelled during the current vendors occupation, this bright and appealing house, is an excellent opportunity for the incoming purchaser to remodel and potentially extend, subject to the necessary consents.

In brief the internal accommodation comprises: entrance porch, sitting room, open plan kitchen diner, garden room, rear porch/utility and WC. Rising to the first floor are three bedrooms and shower room.

Outside the property occupies a good sized plot with mature and well manicured gardens to both front and rear and a drive providing car standing with the garage beyond.

Available to the market with the benefit of chain free vacant possession, and being ideally placed for a wide range of local amenities including excellent transport links, shops, schools and parks. This great property is well worthy of viewing.

Entrance Porch
Entrance door, windows, and second door with flanking window leads to sitting room.

Sitting Room
19'8" x 12'5" (6.01m x 3.79m)
Wooden window, two radiators, and Adam style fire surround with slate hearth.

Kitchen Diner
20'8" x 11'6" decreasing to 8'10" (6.30m x 3.53m decreasing to 2.71m)
Fitted base units, work surfacing with tiled splashback, one and half bowl sink with mixer tap, inset gas hob, inset electric oven, extractor fan, plumbing for a washing machine, walk-in pantry cupboard with shelving, further under stairs cupboard, tiled flooring, two wooden windows, and radiator.

Garden Room
10'11" x 8'1" (3.34m x 2.48m)
Tiled flooring, wooden window, and patio door to the garden.

Utility/Rear Porch
8'5" x 6'7" plus door reccess (2.57m x 2.03m plus door recess)
Wooden window and door to exterior, appliance space and tiled flooring.

WC
Fitted with a low level WC, wall mounted wash-hand basin with tiled splashback, tiled flooring, and wooden window.

Garage
15'8" x 8'1" (4.80m x 2.47m)
Up and over door to the front, pedestrian door to the rear, fitted work bench, light and power.

First Floor Landing
With loft hatch, and window to the side.

Bedroom One
12'6" x 11'10" (3.82m x 3.61m)
Wooden window, radiator, and fitted wardrobe.

Bedroom Two
12'6" x 11'10" (3.82m x 3.61m)
Wooden window, and radiator.

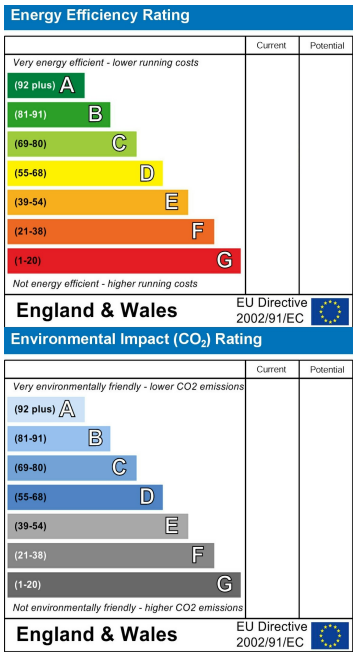
Bedroom Three
8'11" x 7'4" (2.73m x 2.26m)
Radiator, wooden window, and fitted cupboard.

Shower Room
Fitted with a WC, wash-hand basin inset to vanity unit, double shower cubicle with mains control shower over, radiator, part tiled walls, tiled flooring, two UPVC double glazed windows and extractor fan.

Outside
To the front, the property has a walled boundary and primarily lawned garden with established shrubs, and a gravel drive providing car standing with the garage beyond. Secured gated access leads to the enclosed rear garden, with composite decking, pergola, lawn, shed, various well stocked mature beds and borders with mature shrubs and trees.

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: unsure.
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.



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