Robert Ellis

look no further...

Wollaton Road,
Beeston, Nottingham
NG9 2PH

£320,000 Freehold

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A TRADITIONALLY STYLED AND BEAUTIFULLY PRESENTED TWO BEDROOM SEMI DETACHED HOUSE ON A GENEROUS PLOT.

Occupying an extremely convenient central Beeston location, this stylish and contemporary home has been upgraded by the current vendor and now offers a most appealing living space that will be of interest to a variety of potential purchasers.

In brief, the generous interior comprises of a porch, entrance hall, kitchen diner and sitting room to the ground floor. Rising to the first floor are two good size double bedrooms and a modern bathroom.

Outside the property occupies a generous plot, a large drive providing ample car standing with a detached double garage beyond and established garden . To the rear the property has an enclosed and particularly private garden and again is well presented with allotments to the rear.

Ideally situated for easy access to Beeston town centre, excellent transport links such as the A52 and NET tram and conveniently situated for the QMC and Nottingham University.

Porch
Composite double glazed entrance door, two double glazed windows, tiled flooring and a second wooden door to:

Hallway
Radiator, UPVC double glazed window, stairs to the first floor.

Sitting Room
13'8" x 11'1" approx (4.18m x 3.40m approx)
UPVC double glazed window, radiator, fuel effect gas fire with granite style hearth and surround and Adam style mantle.

Kitchen Diner
17'4" x 8'3" approx (5.30m x 2.53m approx)
With an extensive range of fitted wall and base units, work surface with tiled splashbacks, 1½ bowl sink with mixer tap, cooker point, further appliance space, plumbing for a washing machine and dishwasher, two UPVC double glazed windows, radiator, composite double glazed door to the exterior and useful understairs storage cupboard.

First Floor Landing
UPVC double glazed colour leaded window and radiator.

Bedroom 1
17'3" x 10'11" max approx (5.27m x 3.35 max approx)
Two UPVC double glazed windows, radiator, mirror fronted fitted wardrobes.

Bedroom 2
10'11" x 8'8" plus door recess approx (3.33m x 2.65m plus door recess approx)
UPVC double glazed window and cupboard housing the Baxi boiler.

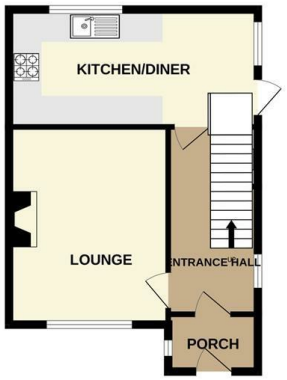
Bathroom
With modern fitments in white comprising of a w.c. and wash hand basin inset to vanity unit with mirror above, P shaped bath with mains control over head shower and further hand held shower, fully tiled walls, tiled flooring, wall mounted heated towel rail and UPVC double glazed window, extractor fan and inset ceiling spotlights.

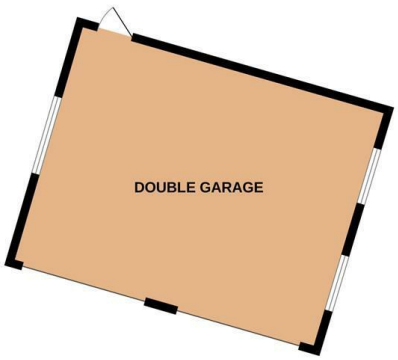
Outside
To the front the property has a large drive providing ample car standing with a detached double garage beyond and an established front garden with lawn and shrubs. To the rear the property has a generous and particularly private garden with patio, lawn, well stocked beds and borders with mature shrubs and trees, an outside tap, summerhouse and greenhouse.

Double Garage
22'3" x 18'0" approx (6.79m x 5.50m approx)
Twin up and over doors to the front, three windows, pedestrian door to the rear, light and power.

Broxtowe Borough Council Band C

GROUND FLOOR





1ST FLOOR

174 WOLLATON ROAD, BEESTON

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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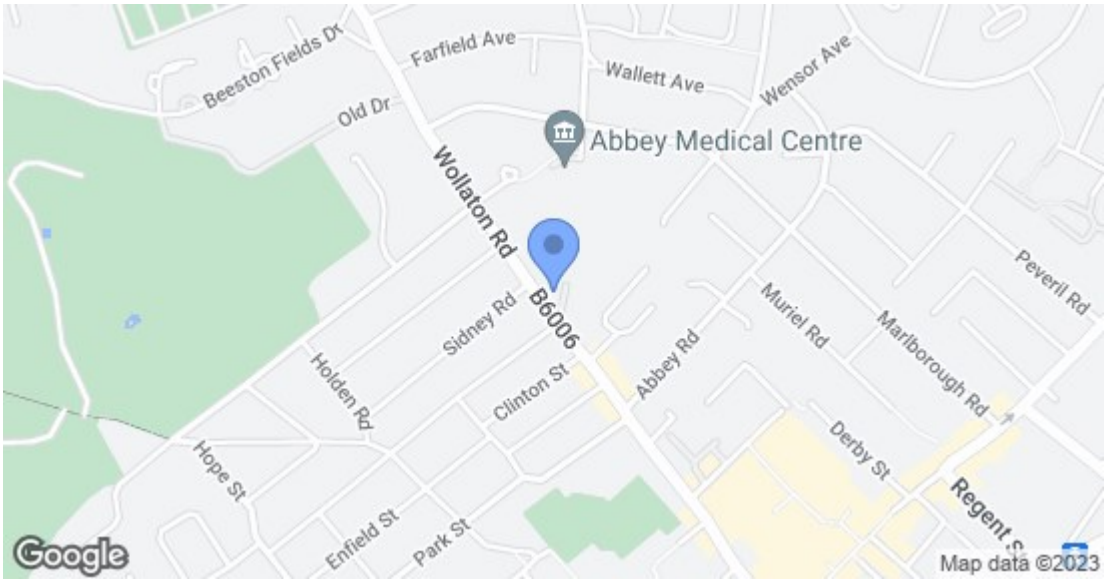

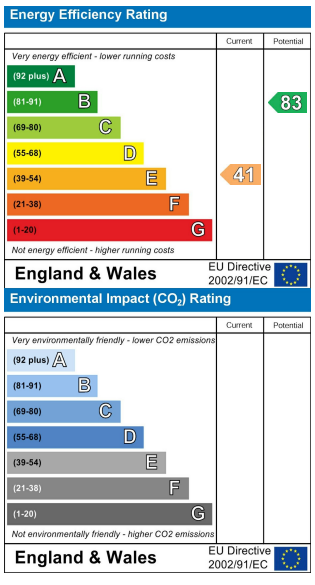

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