



**Wollaton Road
Beeston, Nottingham NG9 2PN**

Guide Price £495,000 Freehold

A spacious four double bedroom detached house with a garage.



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Situated in this sought after and well established residential location just a stones throw away from a range of local shops and amenities including schools, transport links, Beeston town centre, the Queen's Medical Centre and A52 & M1 for further afield this fantastic property is considered an ideal opportunity for a variety of potential purchasers including growing families.

In brief, the internal accommodation which is split over three floors comprises: Entrance hallway, sitting room, WC, lounge, open plan and extended kitchen/diner and an integral garage to the ground floor, with three good sized double bedrooms (one with an en-suite) and a separate family bathroom to the first floor. Rising to the second floor you will find the fourth double bedroom.

To the front of the property you will find a gravelled and block paved driveway offering ample car standing, a range of mature trees and shrubs, stocked beds and access through the garage to the rear where you will find a generous private and enclosed garden which includes a decking area overlooking the lawned garden with a gravelled area to the side, a range of stocked beds and borders and a range of mature trees and shrubs including fruit trees.

This impressive property is offered to the market with the benefit of UPVC double glazing and gas central heating throughout, ready to move in condition and a light and airy versatile living space. An early internal viewing comes highly recommended in order to be fully appreciated.



Entrance Hallway

With a composite front door with flanking windows, engineered wooden flooring, stairs to the first floor, radiator and doors to the WC, kitchen/diner and sitting room.

Sitting Room

11'7" x 11'6" (3.55 x 3.53)

With engineered wooden flooring, UPVC double glazed bay window to the front and radiator.

Open Plan Kitchen/Diner

26'9" x 14'8" reducing to 9'9" (8.17 x 4.49 reducing to 2.99)

An extended room with a pitched roof extension with three Velux windows, a range of modern wall, base and drawer units, worksurfaces, one and a half bowl sink with drainer and mixer tap, Range cooker with five burner gas hob, extractor fan over and tiled splashback, tiled flooring, integrated dishwasher and washing machine, space for a fridge freezer, breakfast bar, underfloor heating, two radiators, UPVC double glazed window to the rear, UPVC double glazed French doors with flanking windows to the rear, spotlights, door to the garage and an opening to the lounge.

Lounge

13'3" x 11'7" (4.06 x 3.54)

With hard wood flooring, spotlights, radiator and a log burner with a wooden beam mantle and tiled hearth.

WC

With WC, wall mounted wash hand basin, tiled flooring and splashbacks, radiator, extractor fan and spotlights.

First Floor Landing

With UPVC double glazed window to the side, stairs to the second floor and doors to the bathroom and three bedrooms.

Bedroom One

13'11" x 11'7" (4.25 x 3.55)

With UPVC double glazed bay window to the front, spotlights, radiator and door to the en-suite.

En-Suite

Incorporating a three piece suite comprising shower with rainfall effect shower head, wall mounted wash hand basin, WC, tiled flooring and walls, spotlights, extractor fan, heated towel rail and UPVC double glazed window to the front.

Bedroom Two

14'7" x 11'1" (4.47 x 3.40)

Carpeted room with UPVC double glazed windows to the front and rear and radiator.

Bedroom Three

12'2" x 10'11" (3.72 x 3.34)

Carpeted room with UPVC double glazed window to the rear and radiator.

Family Bathroom

Incorporating a three piece suite comprising panelled bath with rainfall effect showerhead over, pedestal wash hand basin, WC, tiled flooring and walls, heated towel rail, spotlights and UPVC double glazed window to the rear.

Second Floor Landing

With a door to a vast eaves storage space with power and a Velux window and door to the fourth bedroom.

Bedroom Four

11'10" x 11'7" (3.63 x 3.55)

A loft conversion with a Velux window, built in storage space and a radiator.

Outside

To the front of the property you will find a gravelled and block paved driveway offering ample car standing, a range of mature trees and shrubs, stocked beds and access through the garage to the rear where you will find a generous private and enclosed garden which includes a decking area overlooking the lawned garden with a gravelled area to the side, a range of stocked beds and borders and a range of mature trees and shrubs including fruit trees.

Garage

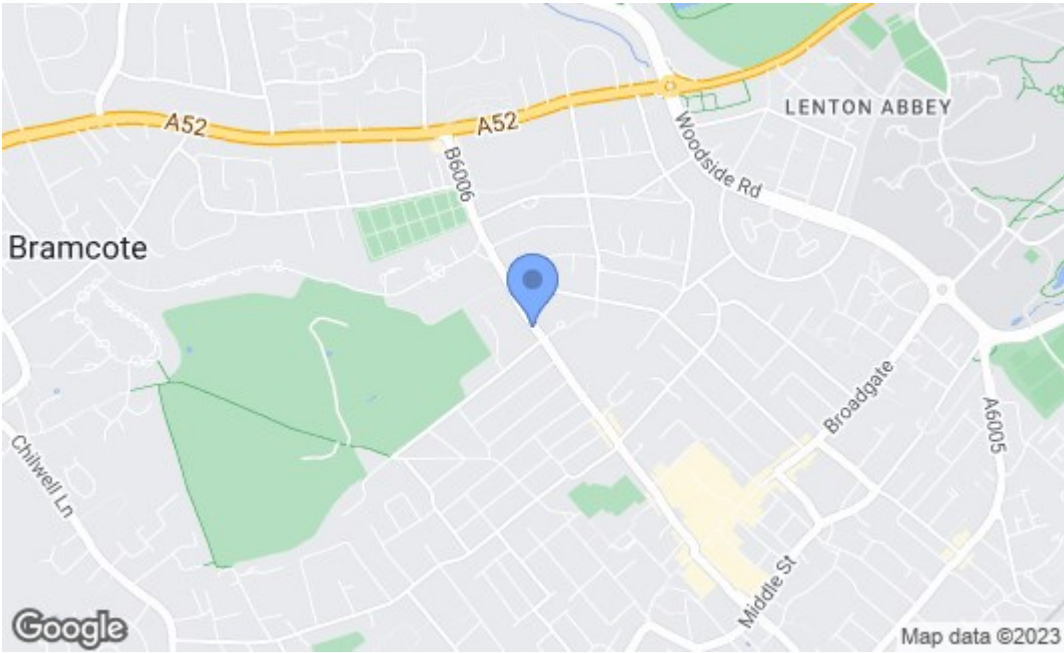
14'5" x 10'0" (4.40 x 3.06)

With double doors to the front, power and electricity, space for a tumble dryer and door to the rear garden.





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		
(81-91) B		79
(69-80) C		
(55-68) D	54	
(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 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		

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