Robert Ellis

look no further...







Denison Street,
Beeston, Nottingham
NG9 1AX

£400,000 Freehold

0115 922 0888

/robertellisestateagent @robertellisea



Located on Denison Street, this delightful semi-detached house presents an excellent opportunity for families or individuals seeking a comfortable and spacious home. Boasting two inviting reception rooms, this property offers ample space for relaxation and entertaining guests. The well-proportioned three bedrooms provide a peaceful retreat, ensuring everyone has their own personal space.

The house features a well-appointed bathroom, designed for both convenience and comfort. With its thoughtful layout, this home is perfect for those who appreciate a blend of functionality and style.

The location on Denison Street is particularly appealing, offering a sense of community while remaining conveniently close to local amenities. Whether you are looking to enjoy leisurely strolls in the neighbourhood or access nearby shops and services, this property is ideally situated.

This semi-detached house is a wonderful canvas for you to create your dream home. With its generous living spaces and potential for personalisation, it is a must-see for anyone in search of a new residence. Do not miss the chance to explore this charming property and envision the possibilities it holds for you and your family.





Entrance Hall
A composite entrance door with flanking windows, radiator, stairs to the first floor, useful under stairs storage cupboard and doors to the WC, kitchen living diner and lounge.

Lounge
12'3" x 11'9" (3.75m x 3.6m)
With hard wood flooring, gas fire with Adam style mantle. UPVC double glazed bay window to the front, and radiator.

Kitchen Living Diner
23'9" x 16'10" (7.26m x 5.14m)
An open plan extended space, with LVT flooring throughout, two radiators, spot lights, useful fitted storage units either side of the chimney breast, two large Velux windows, UPVC double glazed sliding patio doors to the rear, a range of modern wall, base and drawer units, granite work surfaces, one and a half bowl sink and drainer unit with mixer tap, tiled splashbacks, integrated double electric oven, inset induction hob with extractor fan over, space for an American style fridge freezer, integrated dishwasher and washing machine, large pantry cupboard with power and lighting, and a kitchen island with a breakfast bar.

Downstairs WC
Fitted with a low level WC, wall mounted wash-hand basin, tiled flooring and splashbacks, radiator and UPVC double glazed window to the side.

First Floor Landing
With UPVC double glazed window to the side, loft hatch, and doors to the storage cupboard, bathroom and three bedrooms.

Bedroom One
12'4" x 11'10" (3.76m x 3.63m)
A carpeted double bedroom with UPVC double glazed bay window to the front, fitted wardrobes and radiator.

Bedroom Two
12'9" x 10'10" (3.91m x 3.31m)
A carpeted double bedroom with UPVC double glazed window to the rear and radiator.

Bedroom Three
8'1" x 6'6" (2.47m x 2m)
A carpeted bedroom with UPVC double glazed window to the front and radiator.

Bathroom
Incorporating a three-piece suite comprising: panelled bath with shower over, wash-hand basin inset to vanity unit, WC, tiled walls, in-built shelving, spotlights, radiator, extractor fan and UPVC double glazed window to the rear.

Storage Cupboard
4'5" x 2'7" (1.36m x 0.8m)
With UPVC double glazed window to the side, light and power.

Outside
To the front of the property you will find a small garden with gated access leading to the private and enclosed rear garden, which includes a patio overlooking the lawn beyond, a range of stocked beds and borders, external power sockets and lighting and a useful storage shed with power and lighting.

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: Shared Driveway.
Planning Permissions/Building Regulations: None
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.



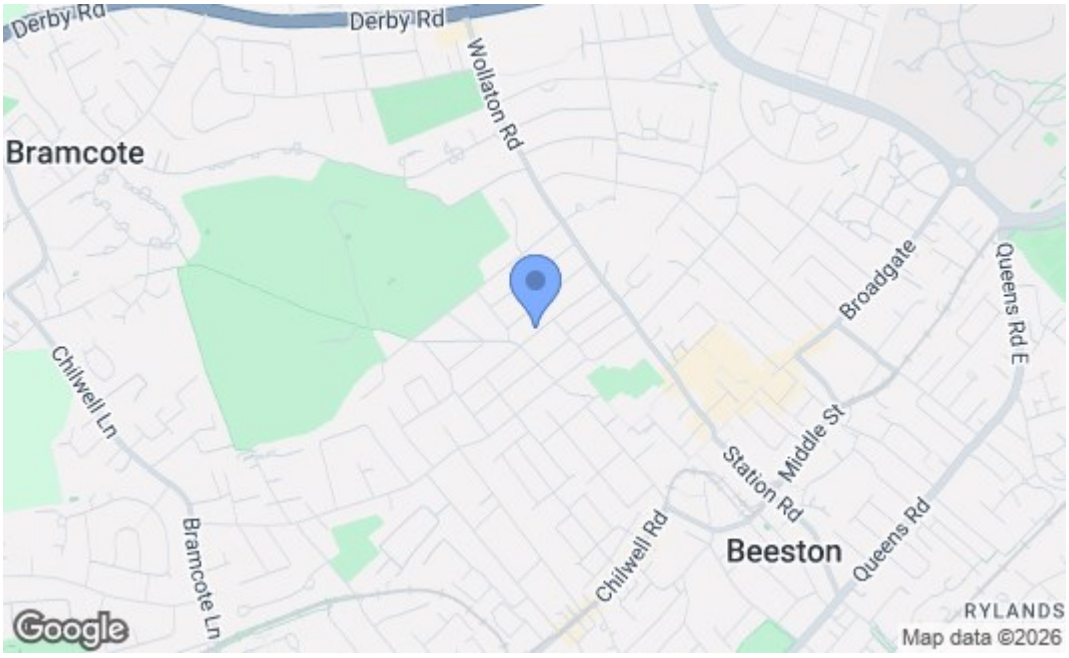


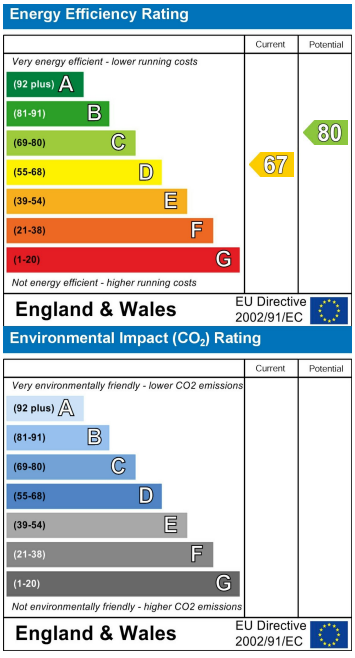












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12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
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