

Robert Ellis

look no further...



Kendal Drive,
Beeston, Nottingham
NG9 3AW

£650,000 Freehold

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An attractive and individual 1930's built five-bedroom detached house.

Having been greatly enhanced and sympathetically extended by the current vendors, this excellent house offers a beautifully presented and versatile living space with accommodation arranged over three floors that would doubtless be of great appeal to a variety of potential purchasers and is considered ideal for a family looking for larger accommodation.

In brief, the interior, which has retained a wealth of character and charm comprises: Spacious entrance hall, sitting room with conservatory off, dining room, kitchen/diner, utility room and ground floor shower room. Rising to the first floor are four bedrooms and a bathroom and to the second floor is a further attic bedroom and useful attic area that could be converted to further accommodation subject to the necessary consents. The property benefits from an integral garage.

The property sits in a generous plot with a double driveway and established garden to the front. The rear has a large beautifully landscaped, mature and particularly well-manicured garden offering a good degree of privacy.

Situated in a small and sought after cul-de-sac readily accessible for excellent transport links such as the A52 and M1 and well placed for Beeston town centre which offers a variety of shops and services, this fantastic property with further development potential must be seen to be truly appreciated.



Entrance Hall

A wooden entrance door with glazed panel leads to a spacious hallway with two double glazed windows, oak flooring, two radiators, under stairs cupboard, inset ceiling spotlights and stairs off to first floor landing.

Dining Room

11'11" x 10'8" (3.64m x 3.27m)

UPVC double glazed window and radiator.

Sitting Room

19'10" x 11'9" (6.06m x 3.59m)

UPVC double glazed window to the front, fuel effect gas fire with marble style hearth and surround and Adam style mantle, two radiators and patio doors leading to the conservatory.

Conservatory

10'2" x 9'7" (3.12m x 2.94m)

UPVC double glazed patio door leading to the rear garden, UPVC double glazed windows and inset ceiling spotlights.

Shower Room

With a three piece suite comprising integrated vanity unit with WC and hand basin and separate shower cubicle with Mira shower, part tiled walls and tiled flooring, UPVC double glazed window and ladder towel radiator.

Kitchen Diner

14'6" x 11'10" (4.44m x 3.63m)

With an extensive range of quality fitted wall and base units, granite work surfacing with tiled splashbacks, one and a half bowl sink with mixer tap, inset gas hob with extractor above, inset electric double oven and grill, integrated dishwasher and integrated fridge, radiator, inset ceiling spotlights, tiled flooring and two double glazed windows.

Utility Room

8'8" x 8'3" (2.66m x 2.52m)

With a range of fitted wall and base units, work surfacing with tiled splashbacks, double sink with mixer tap, plumbing for a washing machine, space for a dryer, inset ceiling spotlights, tiled flooring, ladder towel radiator, double glazed window, and doors to the exterior and garage.

First Floor Landing

With two radiators, UPVC double glazed window, fitted cupboards and stairs off to second floor landing.

Bedroom One

19'10"x 12'0" (6.07m x 3.66m)

UPVC double glazed windows to front and rear, two radiators and fitted wardrobes.

Bedroom Two

20'8" x 11'9" narrowing 7'1" (6.31m x 3.59m narrowing 2.17m)

Two UPVC double glazed windows, radiator, inset ceiling spotlights and fitted cupboard.

Bedroom Three

17'5" x 8'2" (5.32m x 2.50m)

UPVC double glazed window, radiator, fitted wardrobes and dressing table and inset ceiling spotlights.

Bedroom Four/Office

9'11" x 7'6" (3.04m x 2.29m)

UPVC double glazed window and radiator.

Bathroom

With a four piece suite comprising WC, wash basin inset to vanity unit, bath with shower off the taps, separate shower cubicle with Mira shower, airing cupboard housing the hot water cylinder, part tiled walls, tiled flooring, inset ceiling spotlights, extractor fan, ladder towel radiator and UPVC double glazed window.

Stairs to Second Floor Landing

With useful eaves storage cupboards and Velux window.

Bedroom Five

15'4" x 8'7" (4.69m x 2.63m)

UPVC double glazed window, radiator and useful eaves storage cupboards.

Attic Space

16'4" x 10'0" (4.98m x 3.07m)

With light and power.

NB potential purchasers should note this is currently being used as storage, though could potentially be converted to further living accommodation subject to the necessary consents.

Outside

To the front the property has a twin driveway providing ample car standing and a beautifully presented and mature garden with well stocked beds and borders, shrubs and trees. Gated access leads along the side of the property to a generous and particularly private rear garden. The impressive landscaped rear garden comprises of various well stocked beds and borders with mature shrubs and trees, lawned area, outside tap, patio, pitched roof wooden gazebo, timber shed, greenhouse and seating areas. The property includes a sizeable original, underground, brick lined air raid shelter ideal for storage.

Integral Garage

15'9" x 8'7" (4.81m x 2.62m)

Double doors to the front, window to the side, light and power and wall mounted Worcester boiler.

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: Planning granted for previous completed work.

Accessibility/Adaptions: None

Has the Property Flooded?: No

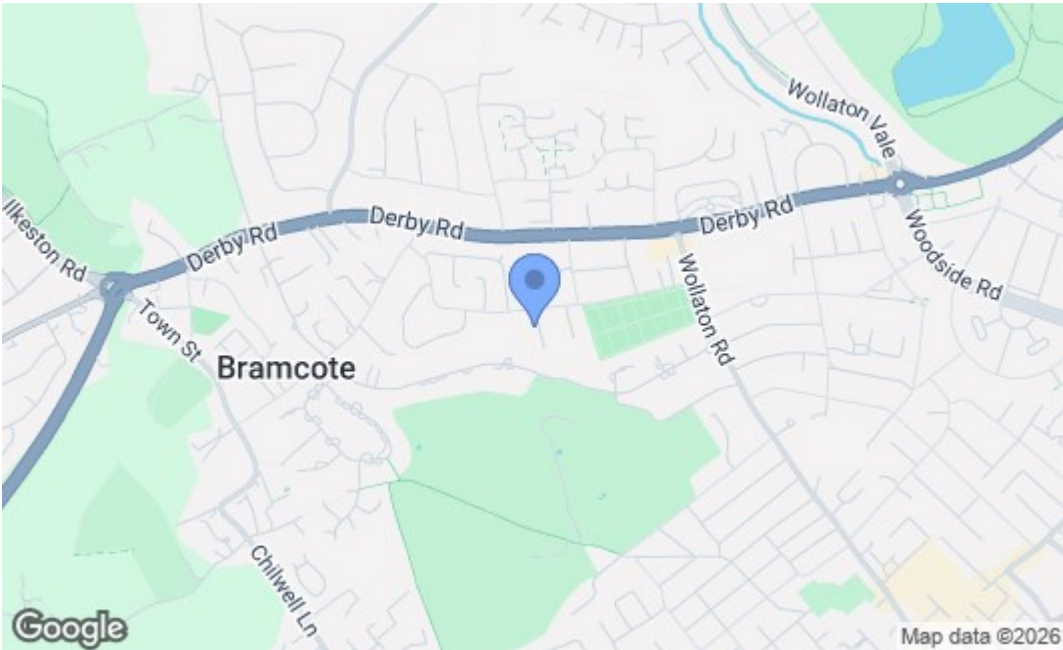
Disclaimer:

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.





While 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		
(69-80) C		
(55-68) D		
(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		
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