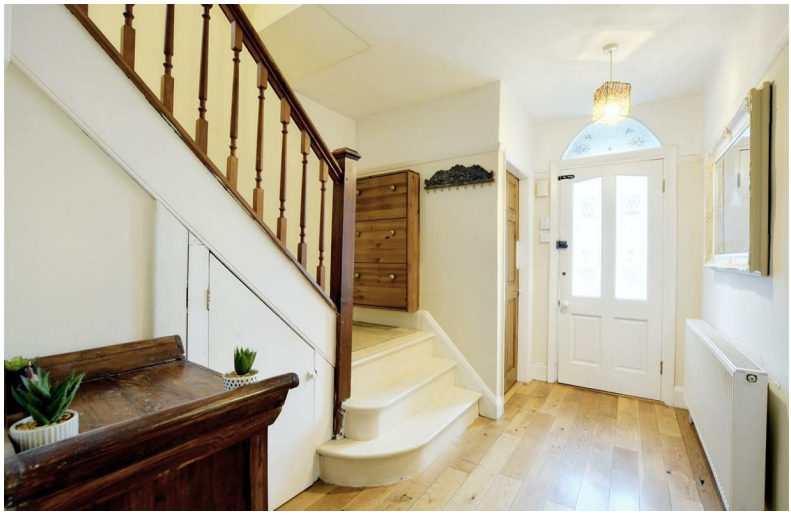
Robert Ellis

*look no further...*



Grasmere Road,
Beeston, Nottingham
NG9 3AQ

**£535,000 Freehold**

0115 922 0888

/robertellisestateagent @robertellisea

An extended and particularly versatile five bedroom detached house. Benefitting from extensions to both the side and rear - as well as loft conversion - this 1930s house, which has retained much of its original character and charm, offers a most appealing and flexible living space. It will be of great interest to a family but is likely to suit the needs of a variety of potential purchasers.

In brief, the well proportioned interior comprises: entrance porch, entrance hallway, downstairs WC, kitchen diner, living diner, sitting room and study to the ground floor; rising to the first floor is a spacious landing, en-suite bedroom, three further bedrooms and bathroom; rising to the second floor is a fifth attic bedroom. Outside, the property occupies a good sized plot with a drive to the front providing car standing, as well as a useful store (with electric car port) beyond and a primarily lawned garden. To the rear, the property has a landscaped private garden with lawn, mature fruit trees and well stocked beds and borders.

Occupying an established and enviable residential location, the property is well placed for easy access to Beeston and is close to excellent transport links such as the A52, M1 and NET trams. This individual, charming and spacious house is a rare opportunity well worthy of viewing.

## Entrance Porch
UPVC double glazed entrance door and a further wooden door to the hallway.

## Entrance Hallway
Stairs leading to the first floor, oak flooring, useful under stair storage cupboard and radiator.

## Downstairs WC
Fitted with a low level WC, wall mounted wash hand basin, wall mounted heated towel rail, feature coloured leaded window with secondary glazing.

## Kitchen Diner
18'9" x 9'0" (5.74m x 2.75m )
With an extensive range of fitted wall and base units, granite work surfacing, single sink and drainer unit with mixer taps, a Range Master cooker with gas hobs and electric ovens beneath and air filter above, integrated dishwasher, double glazed wooden window, further second wood window to the side, tiled flooring, wall mounted electric heater, a fuel effect gas stove, useful under stair storage cupboard with plumbing for a washing machine.

## Lounge Diner
23'5" x 11'6" (7.16m x 3.51m )
Two radiators, double glazed wooden window, oak flooring and patio doors to the rear garden.

## Sitting Room
14'0" x 11'6" (4.28m x 3.52m )
Oak Flooring, radiator, feature cast iron open fire with tiled hearth and Adam-style mantle and UPVC double glazed bay window.

## Study
18'6" x7'4" (5.64m x2.24m )
Oak flooring, UPVC double glazed window, radiator, two feature Velux windows to full height ceiling.

## First Floor Landing
Feature colour leaded stair light with secondary glazing, oak flooring and stairs off to the second floor landing.

## Bedroom One
14'1" x 11'6" (4.30m x 3.52m )
UPVC double glazed bay window, radiator and oak flooring,

## En-Suite
Fitted with a low level WC, wall mounted wash hand basin, shower cubicle with Triton shower over, fully tiled walls, shaver point, wooden window, extractor fan, wall mounted heated towel rail.

## Bathroom
8'11" x 8'4" (2.74m x 2.56m )
Fitted with a low level WC and bidet, wash hand basin inset to vanity unit, bath with shower handset, shower cubicle with mains control shower over, part tiled walls, radiator, double glazed wooden window and extractor fan.

## Bedroom Two
20'6" x 9'6" (6.25m x 2.90m)
Two radiators, two double glazed wooden windows and oak flooring.

## Bedroom Three
8'3" x 7'4" (maximum overall measurements) (2.53m x 2.26m (maximum overall measurements))
Wooden double glazed window and radiator.

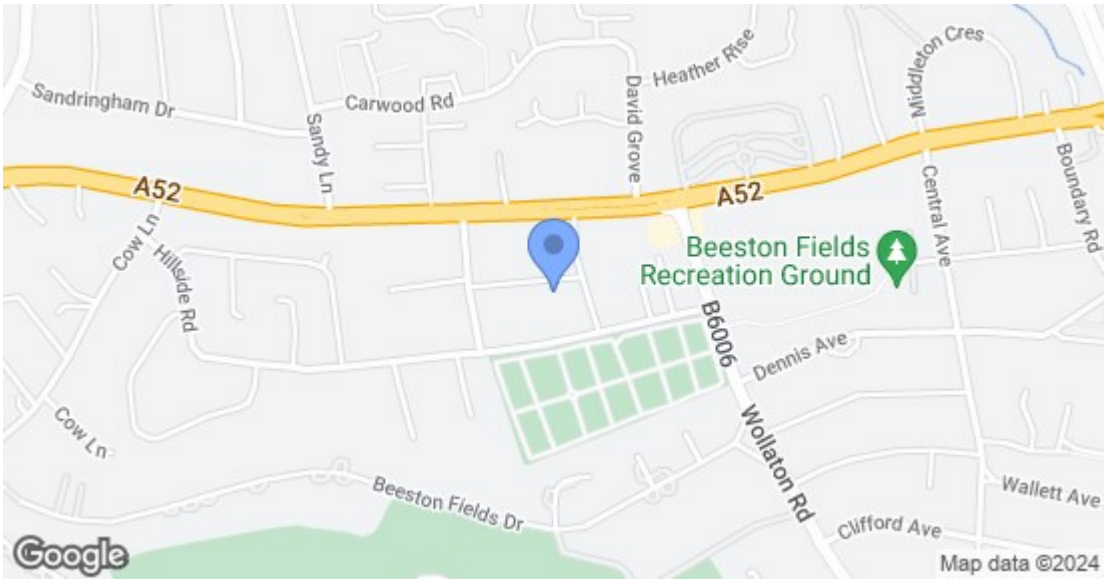
## Bedroom Four
8'11" x 8'7" (2.74m x 2.64m )
UPVC double glazed window, radiator and oak flooring.

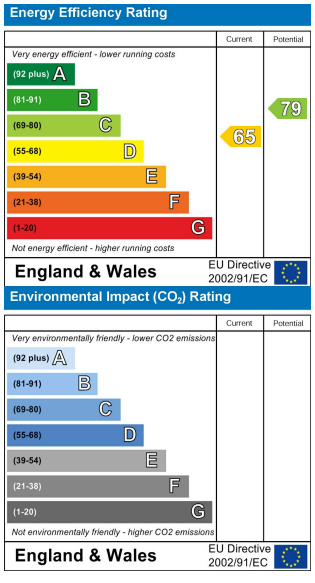
Stairs off to second floor landing

## Bedroom Five
17'0" x 10'8" (5.19m x 3.27m )
Three Velux windows, wooden flooring and eaves storage.

## Outside
To the front the property has a blocked paved drive providing ample car standing, with a primarily lawned garden, useful store beyond and gated access to the rear.
To the rear the property has a patio area, outside tap, power points, rockery style borders with a inset pump, lawn area with well stocked beds and borders with mature shrubs and trees, second patio and summer house.

## Store
7'4" x 7'1" (2.25m x 2.16m )
Light and power and electric car charge up point.




These details 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.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888