Robert Ellis

look no further...

Dovecote Lane,
Beeston, Nottingham
NG9 1JG

£375,000 Freehold

0115 922 0888

/robertellisestateagent @robertellisea

An attractive traditionally styled extended three-bedroom end-terrace house.

Offering generous room sizes throughout, and an open plan kitchen diner and family room to the rear, this excellent property has retained much of its original character and charm, and now offers a most appealing living space complemented by modern fixtures and fittings throughout.

In brief the internal accommodation comprises: generous entrance hall with useful storage cupboards, low level WC, sitting room, kitchen diner with walk-in pantry, and family room, rising to the first floor are three double bedrooms and a bathroom.

Outside the property has a drive to the front with EV charger and to the rear has an enclosed and landscaped garden.

Tucked away in a sought-after and established residential location, yet convenient for Beeston Town Centre and train station, Dovecote Lane Park, the NET tram and a wide range of other useful facilities. This individual house is well worthy of viewing.

Entrance Hall
A wooden panelled entrance door with glazed fan light, UPVC double glazed window to the side, stairs leading to the first floor landing, radiator, cloaks cupboard and further cupboard housing the boiler.

WC
Fitted with a low level WC, wall mounted wash hand basin with tiled splashback and oval wooden window.

Sitting Room
13'0" x 10'11" (3.96m x 3.33m)
UPVC double glazed window, radiator, and a solid fuel burner mounted upon a granite style hearth.

Kitchen Diner
21'11" x 10'11" (6.69m x 3.35m)
With an extensive range of modern fitted wall and base units, quartz work surfacing with splashback, one and a half bowl sink and drainer unit with mixer tap, a 'Smeg' range-style electric cooker, integrated dishwasher, two radiators, one with a decorative cover, two UPVC double glazed windows, UPVC double glazed patio door to the rear garden, and walk-in pantry with fitted base unit, quartz work surfacing with splashback, shelving, integrated fridge and freezer.

Family Room
12'7" x 8'7" (3.84m x 2.62m)
UPVC double glazed window and radiator.

First Floor Landing
Velux window, inset ceiling spot lights, and loft hatch.

Bedroom One
12'5" x 10'11" (3.79m x 3.34m)
UPVC double glazed window and radiator.

Bedroom Two
14'10" x 7'10" (4.53m x 2.40m)
UPVC double glazed window and radiator.

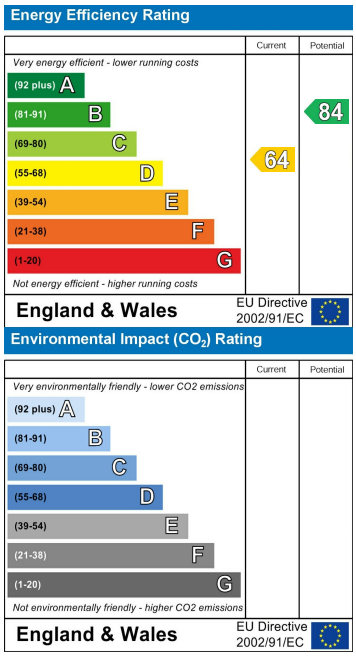
Bedroom Three
11'0" x 8'11" (3.36m x 2.73m)
UPVC double glazed window and radiator.

Bathroom
10'7" x 8'11" (3.23m x 2.74m)
With a four piece suite in white comprising: low level WC, bath, wash hand basin inset to vanity unit, shower cubicle with mains controlled shower over, part tiled walls, fitted cupboards, plumbing for a washing machine, extractor fan, wall mounted heated towel rail, and two UPVC double glazed windows.

Outside
To the front the property has a drive providing car standing with the EV car charger point beyond, and established borders with mature shrubs and trees and a tap. To the rear the property has a enclosed and landscaped garden, with outside tap, patio, decking, lawn, shed and stocked beds and borders, mature shrubs and trees.

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: None
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.



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