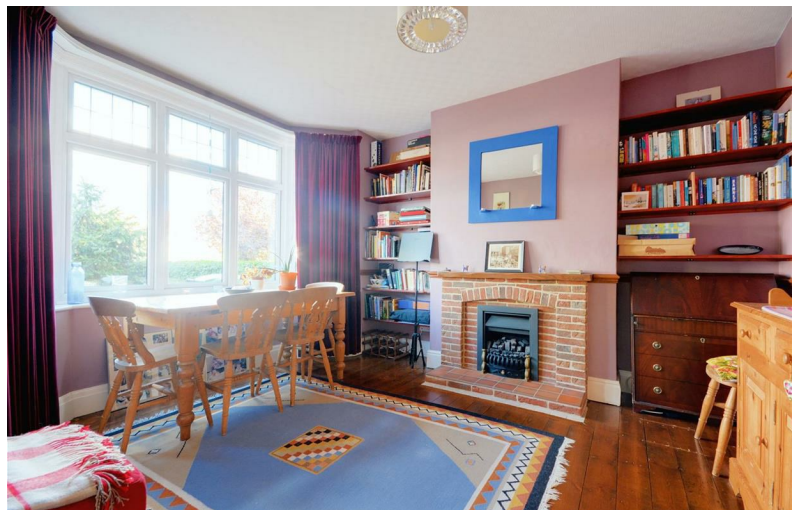


Robert Ellis

look no further...



Endsleigh Gardens,
Beeston, Nottingham
NG9 2HJ

£460,000 Freehold

0115 922 0888



/robertellisestateagent



@robertellisea



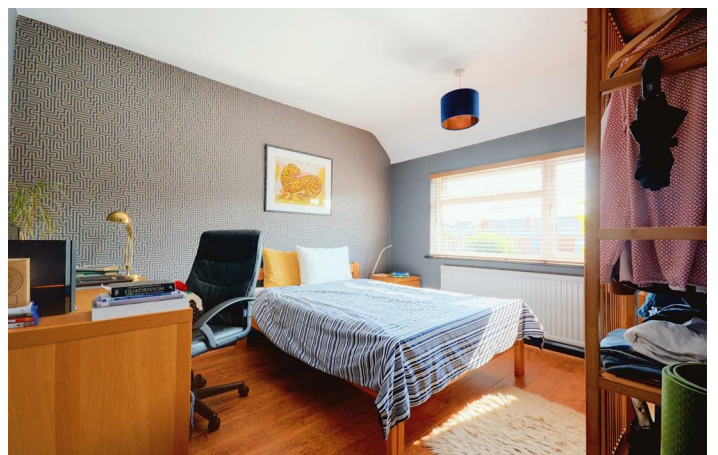
A Beautifully Presented and Well Proportioned Five Bedroom Semi-Detached House with an Integral Garage.

Situated in this sought-after and well established residential location, readily accessible for a variety of local shops and amenities including, schools, transport links, Beeston Town Centre and the A52 and M1 motorway for further afield. This fantastic property is considered an ideal opportunity for a range of potential purchasers including families.

In brief the internal accommodation comprises; porch, entrance hall, dining room, extended lounge, extended kitchen diner, utility room, integral garage and shower room to the ground floor, and to the first floor you will find two good sized double bedrooms and a further three single bedrooms and a family bathroom.

To the front of the property you will find a concrete driveway providing ample car standing and stocked beds. To the rear of the property there is a private and enclosed well maintained garden which features a patio area overlooking the lawn beyond, stocked and raised beds, mature trees and shrubs and a large useful storage shed.

This fantastic family home is offered to the market with the benefit of a range of modern fixtures and fittings throughout, a light and airy extended open plan living, UPVC double glazing and gas central heating throughout. An early internal viewing comes highly recommended in order to be fully appreciated.



Porch

UPVC double glazed French doors with flanking windows, tiled flooring and further door with flanking windows leading into the entrance hall.

Entrance Hall

Stairs leading to the first floor, useful under stair storage cupboard, radiator and door leading into the shower room, kitchen diner, lounge and dining room.

Dining Room

12'0" x 11'4" (3.67m x 3.47m)

UPVC double glazed bay window to the front, varnished floorboards, gas fire with brick surround and tiled hearth and radiator.

Lounge

20'10" x 10'6" (6.37m x 3.22m)

An extended lounge with engineered wood flooring, gas fire with Adam-style mantle, spot lights to ceiling, radiator, UPVC double glazed French door with flanking windows to the rear and a Bi-fold door to the kitchen diner.

Kitchen Diner

16'9" x 12'0" (5.11m x 3.68)

An extended kitchen diner with a range of modern wall, base, and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated double electric oven, integrated gas hob with extractor fan over, integrated fridge freezer and dishwasher, kitchen island, tiled flooring, two vertical radiators, two Velux windows, UPVC double glazed window to the rear, spot lights to ceiling, UPVC double glazed French door to the rear and a door leading into the utility room.

Utility Room

8'0" x 4'7" (2.45m x 1.4m)

Fitted with wall and base units, work surface, sink and drainer unit with mixer tap, tiled flooring and splashbacks, plumbing for a washing machine, radiator, spot lights to ceiling and door leading into the integral garage.

Shower Room

Incorporating a three piece suite comprising; corner shower cubicle with shower over, wash hand basin inset to vanity unit, low level WC, complementary tiling to walls and floors, wall mounted heated towel rail and extractor fan.

First Floor Landing

Stairs rising from the ground floor. loft hatch and doors leading into the bathroom and five bedrooms.

Bedroom One

13'5" x 12'0" (4.09m x 3.66m)

UPVC double glazed bay window to the front, laminate flooring, built in wardrobe and radiator.

Bedroom Two

11'6" x 10'5" (3.52m x 3.2m)

UPVC double glazed window to the rear, laminate flooring and radiator.

Bedroom Three

11'9" x 7'6" (3.6m x 2.29m)

UPVC double glazed window to the front, laminate flooring, built in wardrobe space and radiator.

Bedroom Four

8'11" x 7'5" (2.72m x 2.28m)

UPVC double glazed window to the rear, laminate flooring, built in wardrobe space and radiator.

Bedroom Five

8'3" x 6'11" (2.53m x 2.13m)

UPVC double glazed window to the front, carpet flooring, built in shelving and radiator.

Bathroom

Fitted with a three piece suite comprising; L-shaped bath with shower over and glass screen, pedestal wash hand basin, low level WC, complementary tiling to walls , laminate flooring, wall mounted heated towel rail, spot lights to ceiling, extractor fan, built in storage cupboard housing the Worcester combination boiler and obscured UPVC double glazed window to the rear.

Outside

To the front of the property you will find a concrete driveway providing ample car standing and stocked beds. To the rear of the property there is a private and enclosed well maintained garden which features a patio area over looking the lawn beyond, stocked and raised beds, mature trees and shrubs and a large useful storage shed.

Integral Garage

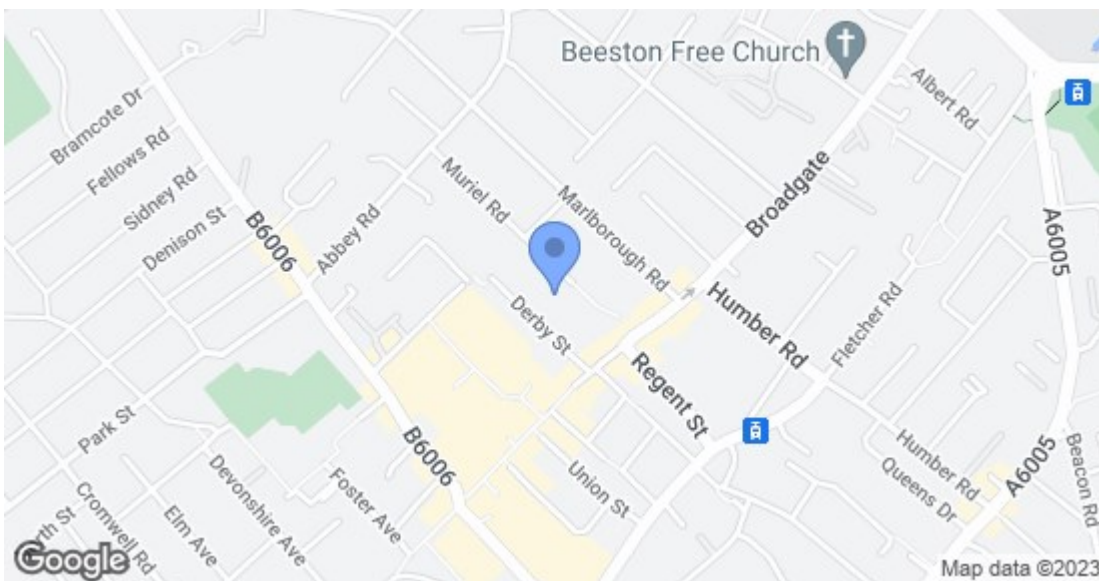
14'0" x 7'8" (4.28m x 2.35m)

With up and over garage door to the front and power and electricity.

Council Tax Band

Broxtowe Borough Council Band D





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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.