Robert Ellis

look no further...







Cumberland Avenue,
Beeston, Nottingham
NG9 4DH

£380,000 Freehold

0115 922 0888

/robertellisestateagent @robertellisea

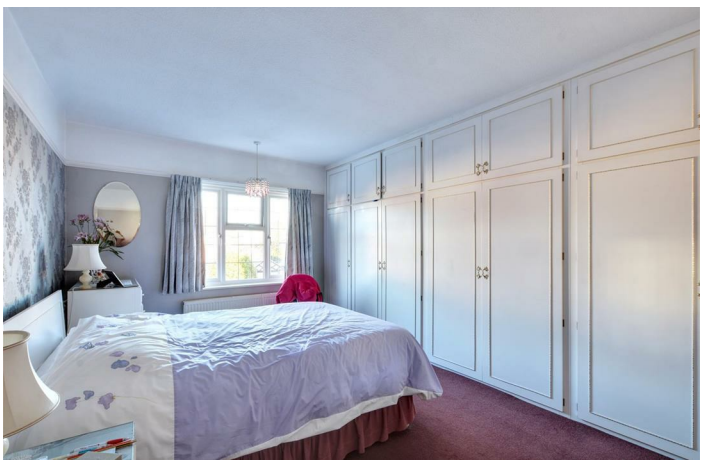


Situated in the highly regarded area of Beeston, Nottingham, this delightful semi-detached house on Cumberland Avenue offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

The house features a well-appointed bathroom, ensuring that daily routines are both practical and pleasant. Additionally, the property boasts parking, a valuable asset in this sought-after location.

Beeston is known for its vibrant community and excellent amenities, including shops, schools, and parks, all within easy reach. This home presents a wonderful opportunity for anyone looking to settle in a friendly neighbourhood with a strong sense of community.

In summary, this semi-detached house on Cumberland Avenue is a fantastic choice for those seeking a comfortable and spacious home in Beeston. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely property your own.





Entrance Porch
UPVC double glazed entrance door with flanking window, and a further door leading into the entrance hall.

Entrance Hall
With stairs to the first floor, useful understairs storage cupboard, radiator, and doors to the kitchen, lounge and dining room.

Dining Room
11'11" x 11'4" (3.64m x 3.46m)
A carpeted reception room with gas fire with exposed brick surround and tiled hearth, two fitted cupboards either side of the fireplace, and a UPVC double glazed bay window to the front.

Lounge
17'3" x 10'5" (5.28m x 3.18m)
A carpeted reception room with gas fire with Adam style mantle, UPVC double glazed French doors with flanking windows to the rear.

Kitchen
13'1" x 8'5" (4.00m x 2.58m)
Fitted with a range of fitted, wall, base and drawer units, granite work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated electric double oven, gas hob with extractor fan over, integrated fridge freezer and dishwasher, UPVC double glazed window to the rear, a pantry cupboard with plumbing for a washing machine and UPVC double glazed door to the side.

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

Bedroom One
15'3" x 11'11" (4.65m x 3.64m)
A carpeted double bedroom with fitted wardrobes, UPVC double glazed window to the front and radiator.

Bedroom Two
11'8" x 11'5" (3.56m x 3.5m)
A carpeted double bedroom with fitted wardrobes, UPVC double glazed window to the rear and radiator.

Bedroom Three
8'9" x 6'11" (2.68m x 2.13m)
Laminate flooring, UPVC double glazed window to the front and radiator.

Shower Room
Fitted with a corner shower, wash-hand basin inset to vanity unit, tiled walls, heated towel rail, UPVC double glazed window to the rear and a cupboard housing the combination boiler.

Separate WC
Fitted with a WC, and UPVC double glazed window to the side.

Outside
To the front of the property you will find a mature garden with a driveway, and gated side access leading to the private and enclosed rear garden which includes a patio overlooking the lawn beyond, a range of mature trees and shrubs, stocked beds and a summer house.

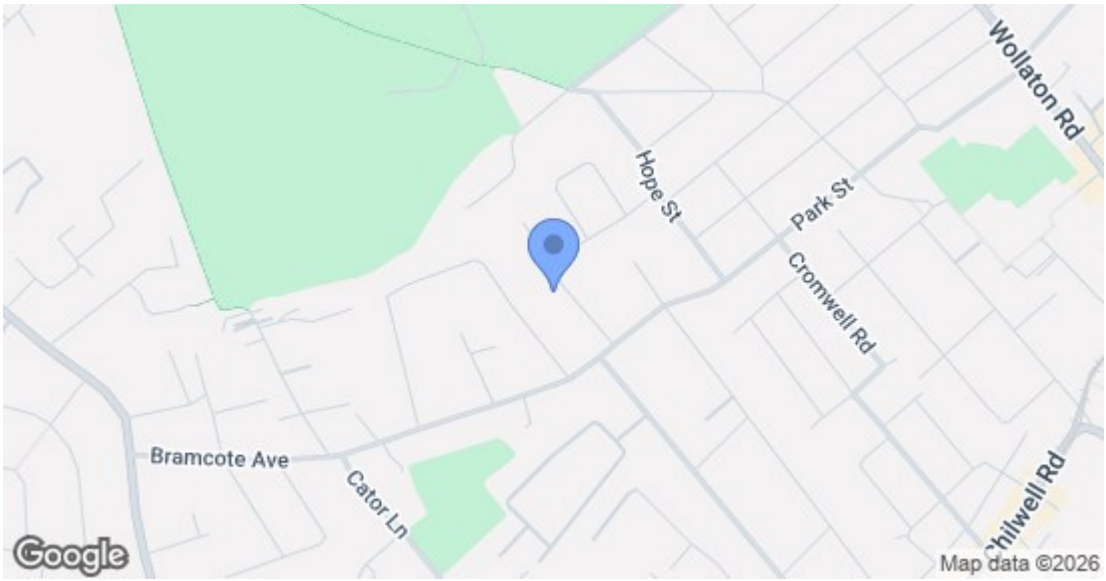
Material Information:
Freehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: None
Rights and Easements: None
Planning Permissions/Building Regulations: None
Accessibility/Adaptions: None
Does the property have spray foam in the loft?: No
Has the Property Flooded?: No

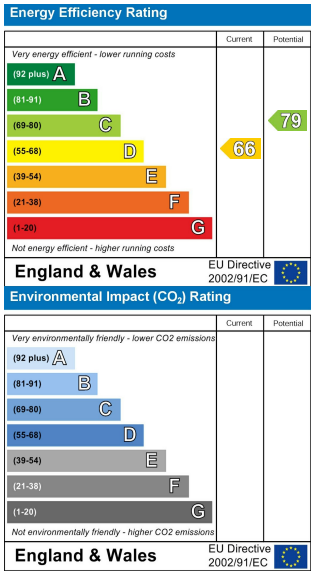
Disclaimer:
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness 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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