



Peveril Road,  
Beeston, Nottingham  
NG9 2HY

**£399,950 Freehold**



A well proportioned and stylish extend three bedroom detached property.

Situated in this popular and convenient residential location, readily accessible for a variety of shops and amenities including schools, transport links, The University of Nottingham and The Queens Medical Centre this fantastic property is considered an ideal opportunity for a range of potential purchaser including first time buyers, young professionals and families.

In brief the internal accommodation comprises; entrance hall, lounge, open plan kitchen living diner and a guest cloakroom to the ground floor with two good sized double bedrooms, further single bedroom and bathroom to the first floor.

To the front of the property there is small lawned garden with a concrete and gravel driveway and gated side access leading to private and enclosed rear garden.

This wonderful contemporary property is offered to the market with the benefit of UPVC double glazing and gas central heating throughout, a range of modern fixtures and fittings, ready to move in condition, and truly must be viewed in order to be fully appreciated.



### Entrance Hall

Entrance door with double glazed flanking windows, stairs leading to the first floor, radiator, engineered wooden flooring, useful under stairs storage space and doors to the guest cloakroom, kitchen living diner and lounge.

### Lounge

11'4" x 10'11" (3.47m x 3.34m )

A carpeted room with UPVC double glazed bay window with fitted shutters to the front, feature log burner with tiled hearth and rustic timber mantle, fitted alcove cupboards and shelving and a radiator.

### Kitchen Living Diner

18'8" x 18'0" (5.7m x 5.5m )

Fitted with a range of modern wall, base and drawer units, work surfacing, stainless steel one and half bowl sink and drainer unit with mixer tap, integrated electric oven with inset five gas ring hob above and glass touch control extractor hood over, complementary tiling to the walls, integrated dish washer and washing machine, further useful appliance space, kitchen island with breakfast bar, engineered wooden flooring, spot lights to ceiling, three radiators, three Velux windows, UPVC double glazed door to the side and UPVC double glazed French doors and windows to the rear.

### Guest Cloakroom

Fitted with a low level WC, wash hand basin, tiled flooring and splashbacks and obscure UPVC double glazed window to the side.

### First Floor Landing

UPVC double glazed window to the side, loft hatch and doors to the bathroom and three bedrooms.

### Bedroom One

11'5" x 10'11" (3.49m x 3.34m )

A carpeted double bedroom with a UPVC double glazed bay window with fitted shutters to the front and radiator.

### Bedroom Two

11'10" x 11'5" (3.63m x 3.48m )

A carpeted double bedroom with UPVC double glazed window to the rear and radiator.

### Bedroom Three

7'1" x 6'5" (2.16m x 1.96m )

A carpeted bedroom with UPVC double glazed window to the front with fitted shutters and radiator.

### Bathroom

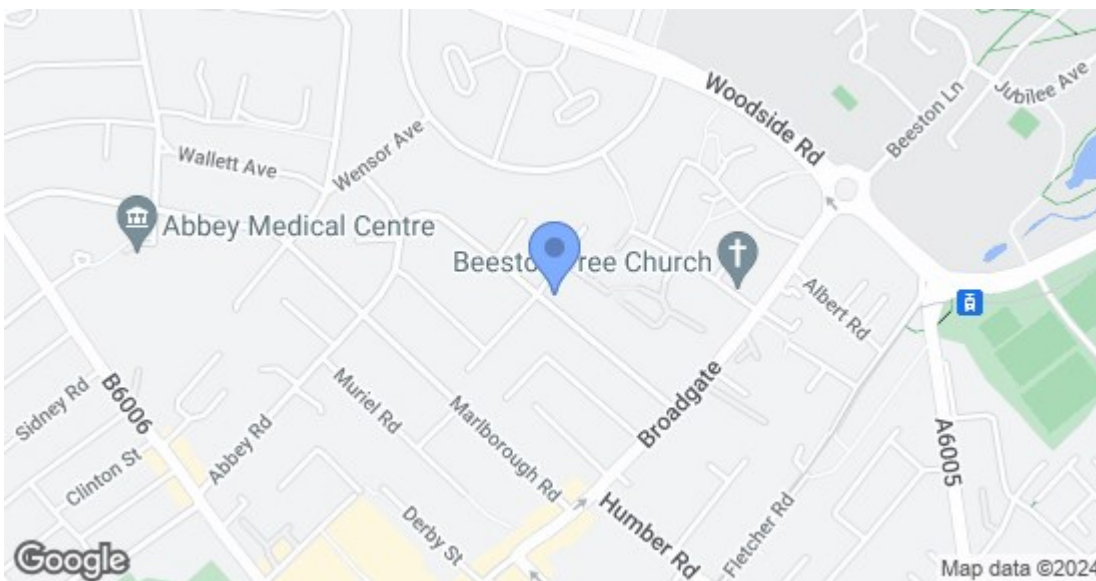
Incorporating a three piece suite comprising; panelled L-shaped bath with shower over, pedestal wash hand basin, low level WC, complementary tiling to the walls and floor, spot lights to the ceiling, extractor fan, wall mounted heated towel rail and obscure UPVC double glazed window to the rear.

### Outside

To the front of the property there is a low maintenance lawned area with a concrete and gravel driveway providing off road carparking. Gated side access leads to the private and enclosed rear garden, which is mainly laid to lawn and features a decking seating area ideal for entertaining, a gravel area, stocked beds and borders and fence boundaries.



**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.