Robert Ellis

look no further...

Dennis Avenue
Beeston, Nottingham NG9 2RD

An extended three bedroom semi-detached house with a stylish and contemporary interior.

Offers In The Region Of £280,000 Freehold

An extended three bedroom semi-detached house with a stylish and contemporary interior.

Behind this deceptive facade is a beautifully presented living space with a particularly impressive open plan kitchen/diner with feature roof lantern and bi-fold doors making this an excellent space for entertaining and day to day life.

Finished to high standards throughout with quality modern fixtures and fittings, the internal accommodation briefly comprises: Entrance hallway, sitting room, WC and open plan kitchen/diner to the ground floor. Rising to the first floor are three bedrooms and a bathroom.

Outside the property has a driveway to the front and to the rear has a landscaped garden with decking, lawn, shed and particularly useful garden room/bar.

Occupying an established and central Beeston location convenient for the town centre, Nottingham University, the QMC and excellent transport links such as the A52, M1 and NET tram, this fabulous house is well worthy of viewing.

Entrance Hallway
A composite double glazed entrance door leads to hallway with radiator, oak flooring and stairs off to first floor landing.

Sitting Room
13'2" x 12'0" (4.03 x 3.68)
With UPVC double glazed window, radiator, oak flooring, solid fuel burner mounted upon a tiled hearth with timber inset mantle above.

WC
With WC, wall mounted wash hand basin, tiled flooring and extractor fan.

Open Plan Kitchen/Diner

Kitchen
16'2" x 9'4" (4.93 x 2.87)
With an extensive range of quality fitted wall and base units, quartz worksurfaces, breakfast bar, induction hob, inset electric oven and combination microwave, integrated dishwasher, plumbing for a washing machine, integrated fridge and freezer, sink with mixer tap, radiator with decorative cover, inset ceiling spotlights, underfloor heating and combination boiler.

Dining Area
14'3" x 8'3" (4.35 x 2.54)
With feature roof lantern, aluminium bi-fold doors leading to the rear garden, UPVC double glazed window, inset ceiling spotlights, radiator and tiled flooring with underfloor heating.

First Floor Landing
With UPVC double glazed window.

Bedroom One
10'4" x 10'0" (3.17 x 3.06)
With UPVC double gazed window, radiator and fitted wardrobe.

Bedroom Two
11'1" x 9'2" (3.39 x 2.80)
With UPVC double glazed window, radiator and cupboard.

Bedroom Three
8'2" x 6'9" (2.49 x 2.08)
With UPVC double glazed window, radiator and loft hatch.

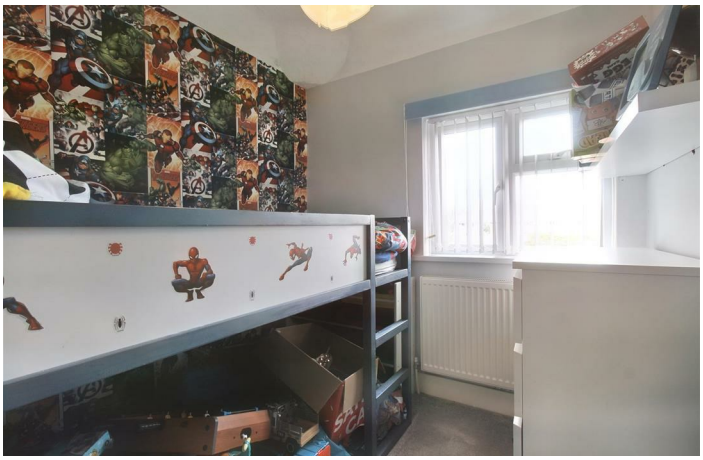
Bathroom
With a quality three piece suite comprising WC, wall mounted wash hand basin, bath with mains controlled overhead shower and further shower handset, part tiled walls, UPVC double glazed window, wall mounted heated towel rail, tiled flooring, inset ceiling spotlights and extractor fan.

Outside
To the front the property has a driveway providing car standing with a power point and gated access along the side of the property. To the side the property has an outside Belfast style sink. To the rear the property has decking, a primarily lawned garden with shrubs and trees.

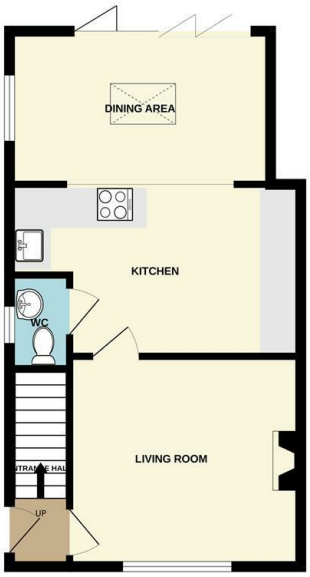
Shed
9'9" x 7'7" (2.98 x 2.33)
With light and power.

Garden Room/Bar
18'9" x 9'4" (5.74 x 2.86)
With UPVC double glazed patio doors, tiled flooring, inset ceiling spotlights, solid fuel burner mounted upon a tiled hearth and a fitted bar.

Agent Notes
The vendor is an employee of Robert Ellis Estate Agents.



GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
319 sq.ft. (29.6 sq.m.) approx.

TOTAL FLOOR AREA : 765 sq.ft. (71.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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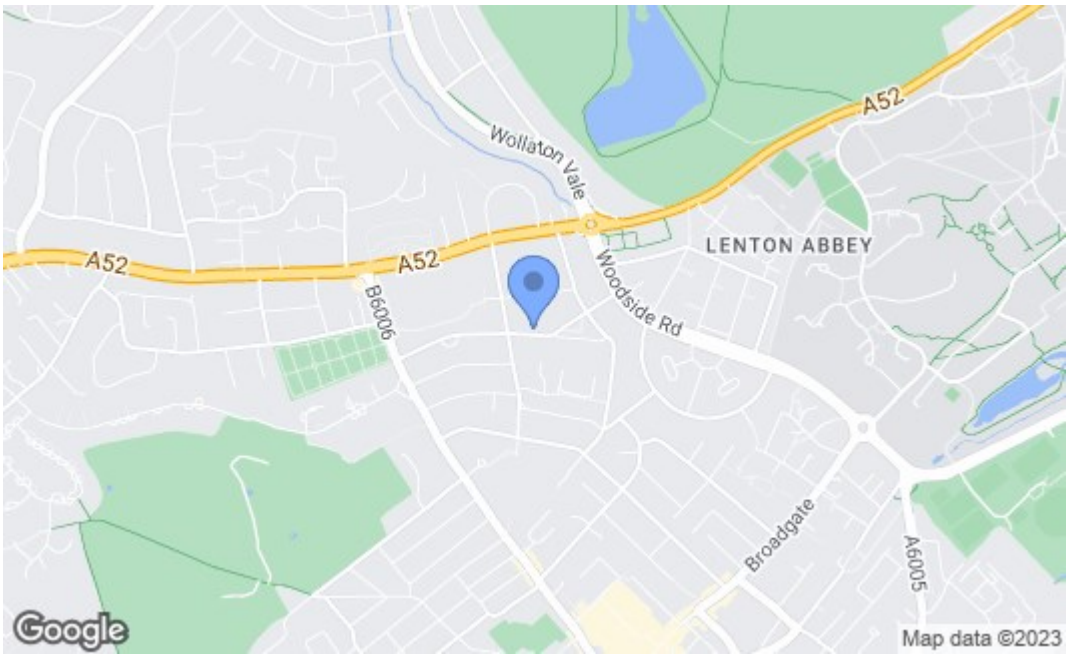

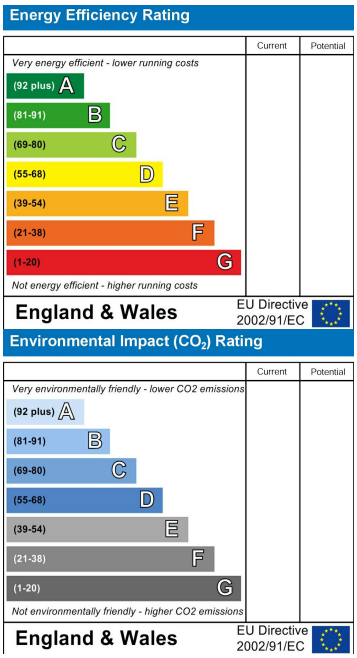

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