Robert Ellis

look no further...

Woodland Grove,
Beeston, Nottingham
NG9 5BP

£350,000 Freehold

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An extended traditional three bedroom, semi detached property.

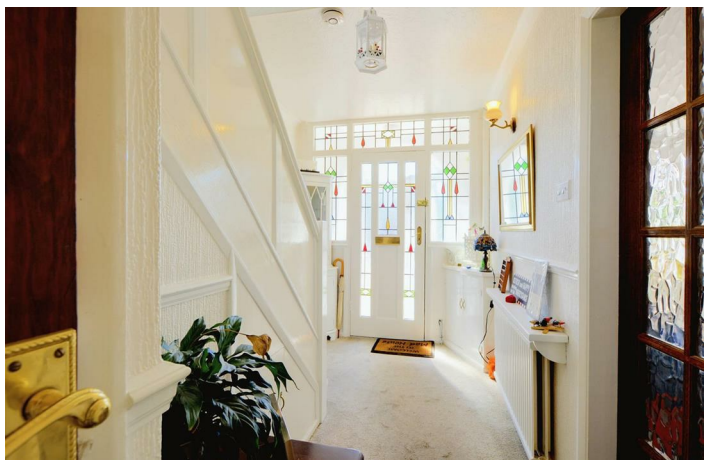
The property is ideally suited to a large variety of buyers including young families, first time buyers or any purchaser looking to relocate to this popular and convenient location.

Occupying a sought after residential location, it is readily accessible for Beeston town centre, Nottingham University and the Queens Medical Centre, with a variety of other local amenities including schools, shops and public houses within close proximity. The position of the property also offers easy access for both bus and tram transport links and commenting roads such as the A52 and junction 25 of the M1 motorway.

In brief, the internal accommodation comprises: Entrance Porch, through to Hallway, Open plan Living/ Dining Room, Kitchen and Downstairs WC. Then rising to the first floor are two double bedrooms, a further third bedroom and family bathroom.

To the front is a paved driveway with parking for multiple cars and a pebbled flowerbed. Gated side access leading to a car port through to a large garage (with power). The enclosed rear garden is primarily lawned, with mature shrubs and flowerbeds.

With double glazing throughout and gas central heating, this property is well worthy of an early internal viewing.



Entrance Porch
UPVC double glazed entrance door to front and further door leading to entrance hall.

Entrance Hall
Entrance door to front, carpet flooring, stairs rising to the first floor, radiator and doors leading into downstairs WC and open plan living diner.

Open Plan Living/Dining Room
35'2" x 11'2" (10.73m x 3.41m)
UPVC bay window to front, carpet flooring, two radiators and UPVC double glazed sliding door leading to the rear garden.

Kitchen
18'2" x 7'7" (5.55m x 2.33m)
Fitted with a range of wall, base and drawer units, rolled edge working surfaces, inset one and half bowl sink and drainer unit, Integrated electric oven with gas hob and extractor hood over, integrated fridge, space and plumbing for washing machine, useful appliance space, tiling to walls, radiator, UPVC double glazed window to the and side and door leading into the side passage.

Downstairs Cloakroom
Fitted with a low level WC, corner wash hand basin and obscured UPVC double glazed window to the side.

First Floor Landing
Stairs rising from the ground floor, useful attic access and doors leading into the bedrooms and bathrooms.

Bedroom One
12'8" x 11'2" (3.87m x 3.42m)
UPVC double glazed bay window to the front, carpet flooring, fitted wardrobes and radiator.

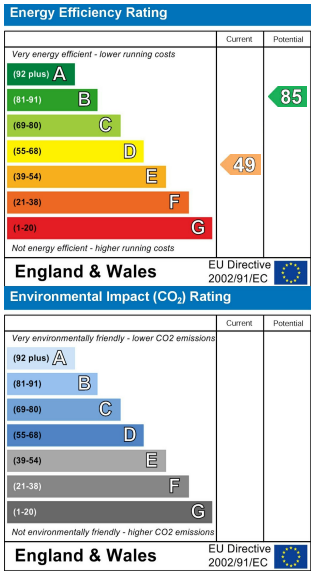
Bedroom Two
13'4" x 11'2" (4.08m x 3.41m)
UPVC double glazed window to the rear, carpet flooring, fitted wardrobes and radiator.

Bedroom Three
8'0" x 6'10" (2.45m x 2.10m)
UPVC double glazed window to the front, carpet flooring and radiator.

Bathroom
Fitted with a four piece suite comprising; panelled bath, walk in shower cubicle with electric shower over, pedestal wash hand basin, low level WC, complementary tiling to the walls and two obscured UPVC double glazed windows to the side and rear.

Outside
To the front is a paved driveway with parking for multiple cars and a pebbled flowerbed. Gated side access leading to a car port through to a large garage (with power). The enclosed rear garden is primarily lawned, with mature shrubs and flowerbeds.

Council Tax Band
Broxtowe Borough Council Tax Band C



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.

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