Robert Ellis

look no further...







Meadow Road,
Beeston Rylands, Nottingham
NG9 1JS

Offers Over
£260,000 Freehold

0115 922 0888

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Situated on Meadow Road in Beeston, Nottingham, this delightful house presents an excellent opportunity for families and professionals alike. With its inviting façade and well-maintained exterior, this property boasts a warm and welcoming atmosphere from the moment you arrive.

Inside, you will find two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. These versatile spaces can easily be adapted to suit your lifestyle, whether you envision a cosy lounge or a formal dining area. The two well-proportioned bedrooms, loft room and one smaller child's room/study provide ample space for rest and relaxation, making it an ideal home for families or those seeking extra room for guests or a home office.

The property features a conveniently located bathroom, designed for both functionality and comfort. The layout of the house ensures that every room flows seamlessly into the next, creating a harmonious living environment.

One of the standout features of this property is the parking space available. This added convenience allows for easy access and peace of mind, especially for those with busy lifestyles.

Situated in Beeston Rylands, you will enjoy the benefits of a vibrant community with a range of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected to Nottingham city centre, making it an ideal location for commuters.

The property is perfectly situated within 5 mins walk of Beeston Railway station giving access to regular services to Derby, Nottingham & London St Pancras and beyond. There is a regular Skylink bus service 5 mins away with direct access to East Midlands Airport 24hrs a day. 3 junctions (24 - 26) of the M1 are within easy reach making this property ideal for all sorts of work and pleasure travel options. To the south of the property within a 10min walk there is access to cycling and walking trails along the Trent and Soar valleys and the Beeston Canal. The beautiful and acclaimed Attenborough nature reserve is easily reached too making this property a real fusion of urban and countryside living a few minutes in either direction.





Entrance Hall
UPVC double glazed entrance door, stairs to the first floor, radiator and door to the lounge.

Lounge
11'3" x 10'11" (3.44m x 3.34m)
A carpeted reception room with UPVC double glazed bay window to the front, radiator, and door to the kitchen.

Kitchen
15'3" x 10'2" (4.65m x 3.1m)
A range of modern wall, base, drawer units, work surfaces, sink with mixer tap, integrated high quality Bosch appliances to include double electric oven, inset gas hob with extractor fan over, integrated dishwasher, and washer/dryer, space for a fridge freezer, laminate flooring, tiled splashbacks, radiator, UPVC double glazed window to the rear, pantry housing the tumble dryer, and a combination boiler, and an open into the dining room.

Dining Room
8'6" x 8'1" (2.61m x 2.47m)
A carpeted dining room with UPVC double glazed window to the rear, UPVC double glazed door to the side.

First Floor Landing
UPVC double glazed window to the side, stairs to the second floor, and doors to the bathroom and three-bedrooms.

Bedroom One
10'1" x 9'1" (3.08m x 2.78m)
A carpeted double bedroom with UPVC double glazed window to the rear, and radiator.

Bedroom Two
9'0" x 8'2" (2.76m x 2.51m)
A carpeted bedroom with UPVC double glazed window to the front, and radiator.

Study/Nursery Room
6'5" x 6'0" (1.96m x 1.85m)
A carpeted room with UPVC double glazed window to the front, and radiator.

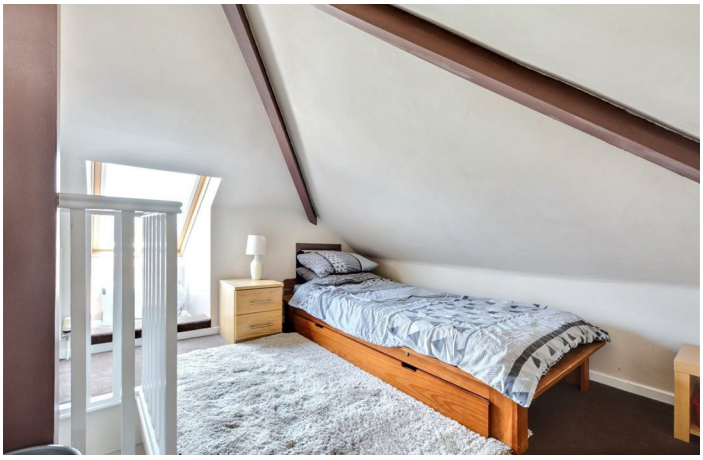
Bathroom
Incorporating a three-piece suite comprising: electric shower over the P-shaped bath with a fully rotating shower screen giving the feeling of a standard size shower cubicle, pedestal wash-hand basin, WC, tiled flooring and wall, heated towel rail/radiator, UPVC double glazed window to the rear, and extractor fan.

Bedroom Three - Loft Room
12'6" x 11'4" (3.83m x 3.46m)
A carpeted double bedroom with rear dormer with UPVC double glazed window to the rear, feature Velux window and radiator.

Outside
To the front of the property you will find a low maintenance garden with a range of plants and shrubs, a shared tarmac driveway leading to the parking and garage to the rear, gated access then leads to the private and enclosed low maintenance rear garden, which includes a large patio, gravelled area beyond, and fence boundaries.

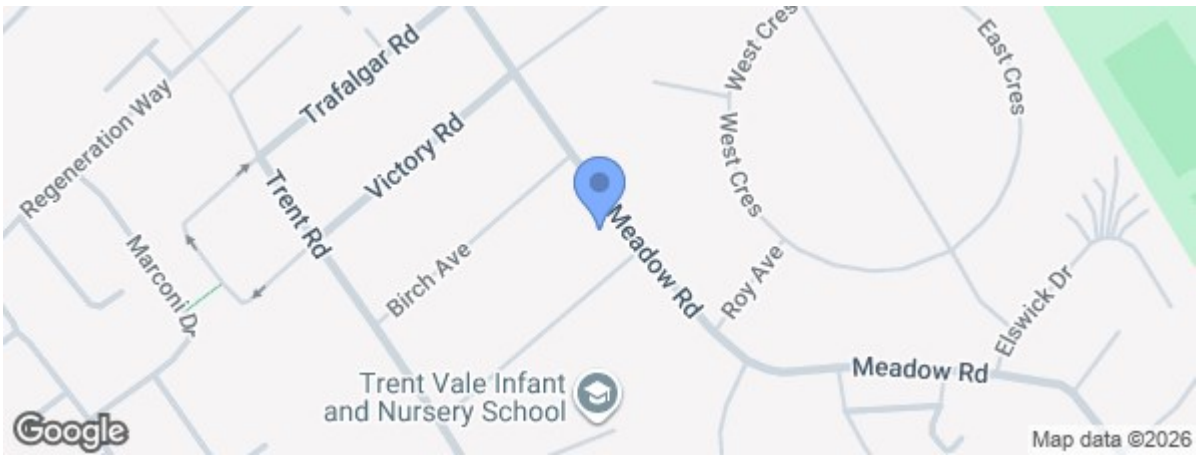
Material Information:
Freehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: None
Rights and Easements: None
Planning Permissions/Building Regulations: None
Accessibility/Adaptions: None
Does the property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

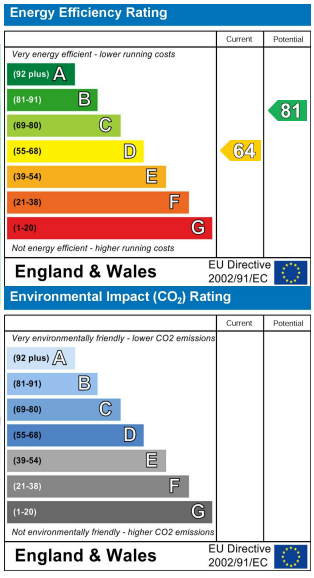
Disclaimer:
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness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