Robert Ellis

look no further...

Derby Street,
Beeston, Nottingham
NG9 2LG

£240,000 Freehold

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Nestled in the charming area of Beeston, Nottingham, this delightful mid-terrace house on Derby Street offers a perfect blend of comfort and convenience. With two inviting reception rooms, this property provides ample space for both relaxation and entertaining. The well-proportioned living areas are ideal for family gatherings or quiet evenings in.

The house boasts three spacious bedrooms, making it an excellent choice for families or those seeking extra space for guests or a home office. Each bedroom is designed to be a peaceful retreat, ensuring restful nights and rejuvenating mornings.

The property features a well-appointed bathroom, catering to the needs of modern living. The layout of the house is practical and functional, allowing for easy movement throughout the home.

Situated in Beeston, residents will enjoy the benefits of a vibrant community with a variety of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected, providing convenient access to public transport links, making it an ideal location for commuters.

This mid-terrace house on Derby Street presents a wonderful opportunity for those looking to settle in a friendly neighbourhood with a strong sense of community. Whether you are a first-time buyer or seeking a family home, this property is sure to impress. Do not miss the chance to make this charming house your new home.

Lounge
12'0" x 11'10" (3.66m x 3.63m)
UPVC double glazed entrance door, UPVC double glazed sash window to the front, laminate flooring, radiator, and door to the dining room.

Dining Room
11'11" x 21'9" (3.64m x 6.63m)
Laminate flooring, UPVC double glazed sash window to the rear, radiator, stairs to the first floor, useful under stairs storage cupboard, and door to the kitchen.

Kitchen
10'6" x 6'3" (3.21m x 1.92m)
With a range of wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, electric cooker, tiled splashbacks, UPVC double glazed window to the side, plumbing for a washing machine, extractor fan, UPVC double glazed window to the side, and door to the bathroom.

Bathroom
Incorporating a three-piece suite comprising: panelled bath with electric shower over, pedestal wash-hand basin, WC, tiled walls, laminate flooring, radiator, UPVC double glazed window to the side, and extractor fan.

First Floor Landing
With doors leading to the three bedrooms.

Bedroom One
14'0" x 12'0" (4.28m x 3.66m)
A carpeted double bedroom with feature period fireplace, UPVC double glazed sash window to the front, and radiator.

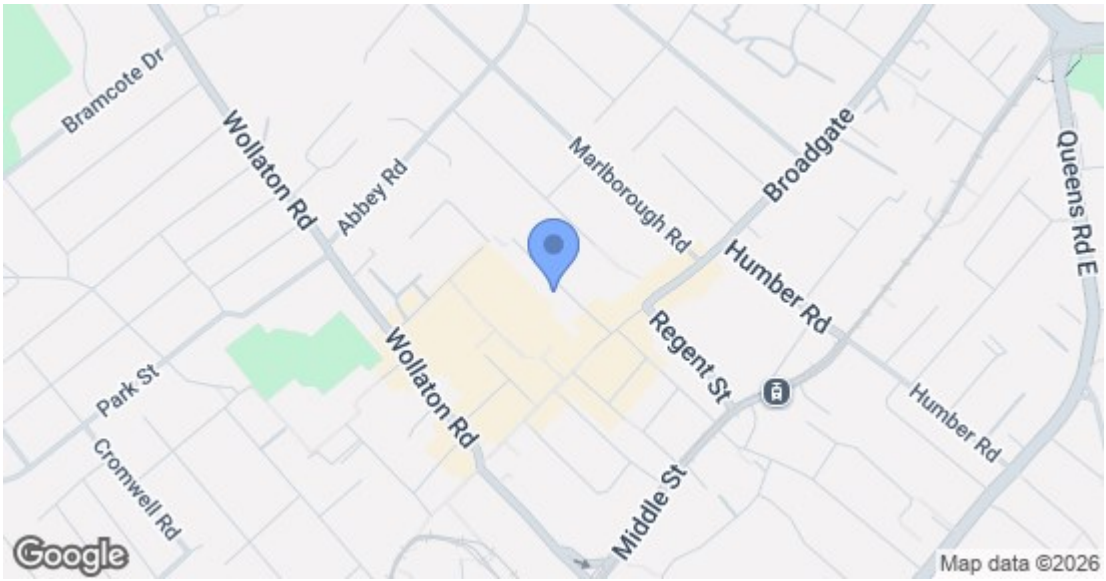
Bedroom Two
12'0" x 11'0" (3.68m x 3.36m)
A carpeted double bedroom with feature period fireplace, UPVC double glazed window to the rear, built-in storage cupboard and radiator.

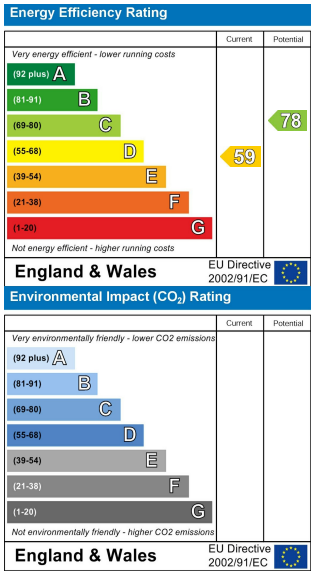
Bedroom Three
10'6" x 8'0" (3.21m x 2.46m)
A carpeted bedroom with UPVC double glazed window to the rear, and radiator.

Outside
To the front of the property you will find a small paved area with shared side access leading to the low maintenance rear garden, which includes a patio overlooking the small lawned area beyond, and a range of mature trees and shrubs.

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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