Robert Ellis

look no further...

Derby Road,
Beeston, Nottingham
NG9 2TG

£1,000,000 Freehold
Offers Over

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Situated on a generous plot of approximately a third of an acre, accessed via a private road, sits this exclusive five-bedroom detached house, with a gated entrance and a particularly private outlook to both front and rear.

In brief, the stylish and contemporary interior comprises: spacious entrance hall with guest cloakroom, large open plan kitchen diner and living space, dining room, sitting room and media room. Rising to the first floor is a master en-suite bedroom with dressing room, four further good sized double bedrooms, one of which has an en-suite, and a family bathroom.

Underfloor heating to entire ground floor. Envirovent Whole House Heat Recovery Ventilation Unit. Porcelanosa tiles and bathroom fittings throughout. Double glazed wooden windows to all rooms. Ethernet connection to all rooms.

Outside, the property is approached via secure electric gates, beyond which is a drive providing ample car standing and a large double garage. The property also has landscaped gardens to the front, side and rear.

Having been meticulously maintained by the current vendor, this stunning property offers ready to move into accommodation, and is conveniently situated for a wide range of local amenities including the A52 and M1, and centres of Beeston and Nottingham.

Entrance Hall
A solid oak entrance door flanked with a double glazed window leads to the tiled hallway, with useful under stairs cupboard, stairs off to the first floor landing.

Kitchen Diner/Living Area
27'1" x 21'3" decreasing to 13'2" (8.26m x 6.50m decreasing to 4.02m)
With an extensive range of wall and base units, a large island and new quartz work surfaces, inset gas hob, two inset electric ovens and microwave, inset coffee machine, one and half bowl sink with mixer tap and boiling water tap, dishwasher, integrated full height fridge and freezer, tiled flooring, three double glazed windows and bi fold patio doors leading to the rear garden.

Utility
8'2" x 6'5" (2.49m x 1.96m)
Fitted wall and base units, granite work surface, bowl sink with mixer tap, drinks cooler, concealed 'Worcester' boiler, tiled flooring and wooden door to the exterior.

Sitting Room
19'4" x 13'9" (5.90m x 4.21m)
Double glazed window and bi-fold doors leading to the rear garden, solid fuel burner mounted upon a granite hearth. Engineered oak flooring.

Dining Room
14'2" x 13'2" (4.33m x 4.02m)
Double glazed bay window. Engineered oak flooring.

Guest Cloakroom
Fitted with a low level WC, wall mounted wash hand basin, part tiled walls, tiled flooring, double glazed window.

Media Room
15'8" x 14'3" (4.78m x 4.36m)
Double glazed window. Engineered oak flooring. 5.1 surround sound audio system. Wiring and fittings for a projector.

Stairs and Landing
Double glazed window, galleried landing, loft hatch leading to boarded storage area, radiator and airing cupboard housing the hot water cylinder and communication hub for the whole house.

Bedroom One
14'6" x 12'3" (4.42m x 3.74m)
Double glazed window, radiator, dressing area with fitted wardrobes.

En-Suite
7'4" x 6'5" (2.25m x 1.97m)
Fitted with a low-level WC, twin wash hand basin inset to vanity unit, illuminated mirror above, shower cubicle with mains-controlled shower, fully tiled walls, tiled flooring with underfloor heating, wall mounted heated towel rail, and double-glazed window.

Bedroom
12'10" x 11'4" plus door recess (3.92m x 3.46m plus door recess)
Double glazed window and radiator.

Bedroom/Study
11'5" x 10'10" plus door recess (3.5m x 3.31 plus door recess)
Double glazed window and radiator.

Bedroom
14'11" x 9'8" (4.56m x 2.95m)
Double glazed window and radiator.

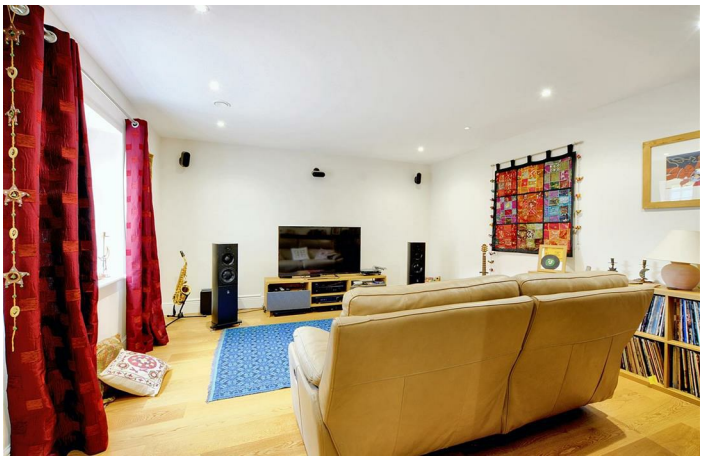
Bedroom
14'3" x 11'4" (4.36m x 3.47m)
Double glazed window, radiator and walk-in wardrobe.

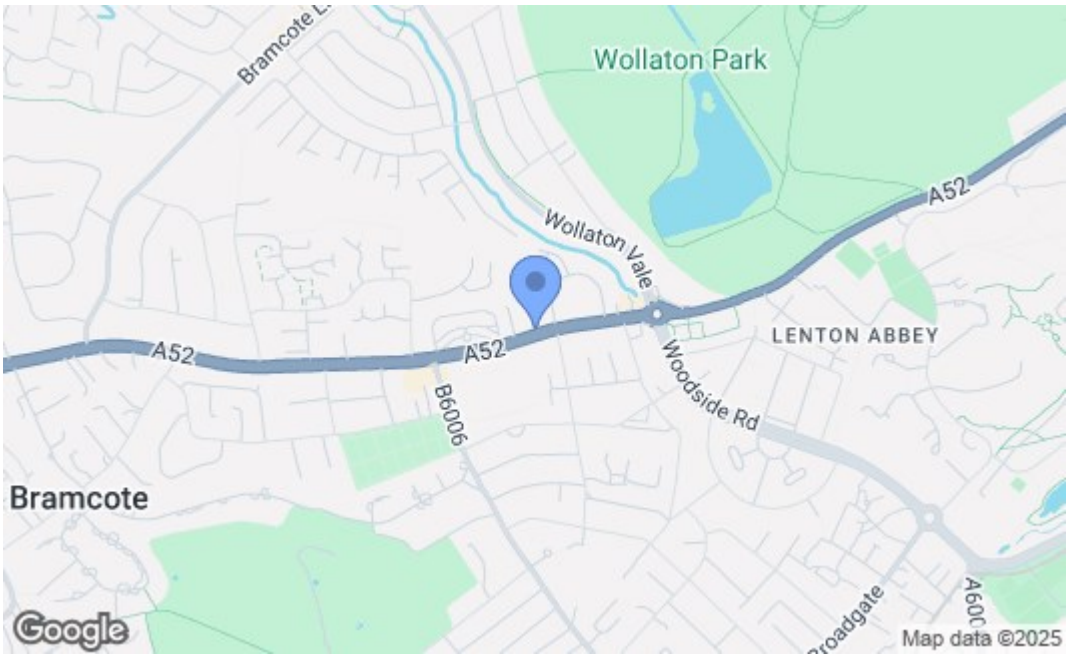
En-Suite
Fitted with a low level WC, wall mounted wash hand basin, shower cubicle with mains controlled shower, wall mounted heated towel rail, double glazed window, fully tiled walls, tiled flooring.

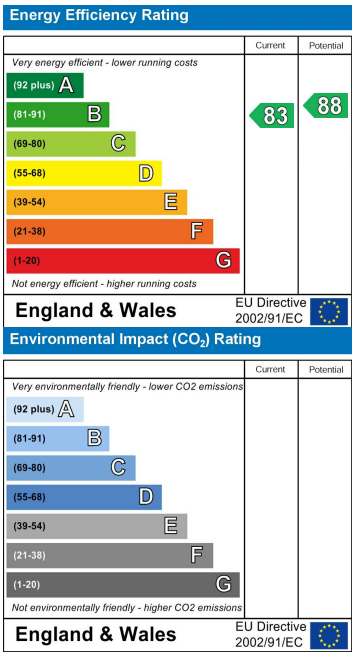
Bathroom
9'10" x 8'1" (3.02m x 2.47m)
Fitted with a low level WC, twin wash hand basins with illuminated mirror above, free standing bath, shower cubicle with mains controlled shower, wall mounted heated towel rail, fully tiled walls, tiled flooring with underfloor heating, double glazed window.

Outside
The front of the property is approached via a remote-control electric gate, beyond which is a blocked paved drive providing ample car standing, with the double garage adjacent. The front garden is lawned and is screened by a mature beech hedge. To the side the property has raised beds, soft fruit cages, an outside tap and shed. To the rear the property has a generous and particularly private garden with an extensive patio, power points, landscaped garden with lawn area, well stocked beds and borders, with mature shrubs and a variety of trees including fruit trees.

Garage
With twin remote control roller doors to the front, pedestrian solid oak door to the side, lights, power, water and loft hatch leading to a boarded loft storage area







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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