Robert Ellis

look no further. . .

Imperial Road
Beeston, Nottingham NG9 1FN

An extended and well presented five bedroom house with accommodation split over three floors.

Offers Over £450,000 Freehold

A well presented five bedroom three storey period house. Having been recently extended and renovated throughout and creating a spacious family home.

This property is considered an ideal opportunity for a variety of potential purchaser including any buyers looking to upsize or relocate to the vibrant town of Beeston.

The property is situated within easy reach of a variety of local amenities including, shops, supermarkets, bars and restaurants and popular primary and secondary schools. There are many other shopping facilities nearby including Chilwell Retail Park, Beeston and Long Eaton. There are bus and tram links within walking distance for trips in and around the city and Beeston train station is also nearby for journeys further afield.

In brief, the internal accommodation comprises: Entrance hall, living room and open plan kitchen/diner with access to a cellar. Rising to the first floor are three bedrooms and family bathroom. On the second floor is the master bedroom with en-suite and fifth bedroom.

To the front of the property there is a small garden with hedged boundaries and an iron gate leading to footpath to the front door. A passage provides side access to the rear where you will find a paved seating area with a raised decking space, further seating space and Astroturf grass. There two spacious sheds to the bottom of the garden with power.

With the benefit of double glazing and gas central heating throughout, this fantastic property is well worthy of an early internal viewing in order to be fully appreciated.

Entrance Hallway
A composite door leads through to a welcoming entrance hall with high ceilings and radiator.

Living Room
12'7" x 15'5" (3.851 x 4.720)
With laminate flooring, radiator, gas fire and UPVC double glazed bay window to the front aspect.

Open Plan Kicthen/Diner
15'2" x 23'0" (4.646 x 7.026)
With a range of wall, base and drawer units with island and Belfast sink with tiled splashbacks. Integrated dishwasher, fridge/freezer, electric oven and gas hob. Wall mounted combination boiler. UPVC double glazed window and French doors to the rear. Access to the cellar.

First Floor Landing
With wooden flooring, radiator and storage cupboard.

Bedroom Two
10'3" x 12'5" (3.144 x 3.792)
With laminate flooring, radiator and UPVC double glazed window to the front aspect.

Bedroom Three
10'0" x 11'10" (3.050 x 3.608)
With wooden flooring, radiator, cast iron fireplace and UPVC double glazed window to the rear aspect.

Bedroom Five
6'2" x 12'5" (1.887 x 3.785)
With laminate flooring, radiator and UPVC double glazed window to the front aspect.

Bathroom
Incorporating a four piece suite comprising bath, walk in mains powered corner shower, wash hand basin and WC.

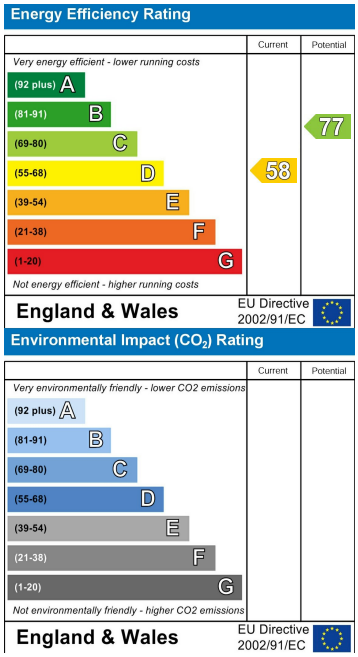
Second Floor Landing
With UPVC double glazed window to the side aspect.

Bedroom One
13'9" x 11'1" (4.192 x 3.402)
Carpeted room with radiator and dormer window to the rear aspect.

En-Suite
Incorporating a three piece suite comprising walk in mains powered shower, wash hand basin and WC.

Bedroom Four
6'9" x 9'7" (2.062 x 2.928)
With laminate flooring, radiator and UPVC double glazed window to the front aspect.

Outside
To the front of the property there is a small garden with hedged boundaries and an iron gate leading to footpath to the front door. A passage provides side access to the rear where you will find a paved seating area with a raised decking space, further seating space and Astroturf grass. There two spacious sheds to the bottom of the garden with power.



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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