Robert Ellis

look no further...







8 Hampden Grove,
Beeston, Nottingham
NG9 1FG

£499,950 Freehold

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A particularly well presented four bedroom semi-detached house in this popular and much sought after residential location.

Gas centrally heated and double glazed accommodation offering a versatile and spacious internal layout, ideal for a variety of family purchasers with four evenly proportioned bedrooms to the first floor.

Enjoying an enchanting and well stocked and screened garden at the rear, the property has off street car standing space and is within walking distance of local amenities and Beeston town centre itself.

In brief the internal accommodation comprises: Entrance hallway, lounge with feature fire place, further reception/garden room, ground floor cloak room/WC, breakfast/dining room leading to kitchen with rear utility room. Rising to the first floor are four bedrooms, one with en-suite shower room and further family bathroom/shower and WC.

Early viewing comes highly recommended.





Entrance hall with radiator, stairs to first floor and door to:

Cloaks/WC
With heated towel rail, low flush WC and vanity wash hand basin, double glazed window to the rear.

Lounge
13'0" x 12'2" (3.967 x 3.717)
With feature period style fire place with open fire and tiled hearth, radiator, UPVC double glazed window to the front.

Garden/Morning Room
17'7" x 8'1" (5.363 x 2.468)
With wood floor, electric radiator, double glazed window and French doors to the side and rear garden. Doorway to:

Storage Room
8'3" x 8'3" (2.522 x 2.516)
With laminate flooring and double glazed window to the front.

Breakfast/Dining Kitchen
22'7" x 13'0" (6.905 x 3.979)
Central heating radiator, feature multi-fuel burner, and doorway with stairs to a small cellar. Open plan to a contemporary kitchen, hosting a range of wall and base cupboards with Corian work surfacing and inset one and a half bowl sink unit with mixer tap, gas range with glass splash back and stainless steel extractor, appliance space, central island unit with wood work surfacing, tiled splashbacks, glass display cupboards, rear exit door and double glazed window to the rear garden and doorway to:

Utility Room
8'11" x 5'11" (2.742 x 1.820)
With wall mounted Worcester combination gas boiler for central heating and hot water, Velux window to the side, appliance space and work surfacing.

First Floor Landing
Central heating radiator and access to :

Bedroom One
13'3" x 12'6" (4.047 x 3.8149)
With twin double glazed windows to the front and en-suite shower room comprising single shower cubicle, vanity wash hand basin, low flush WC, heated towel rail and double glazed window to the side.

Bedroom Two
13'5" x 12'1" (4.096 x 3.687)
Central heating radiator, PVC double glazed window to the front.

Bedroom Three
12'6" x 8'9" (3.812 x 2.692)
Central heating radiator, wood flooring and double glazed window to the rear.

Bedroom Four/Study
9'6" x 8'8" (2.907 x 2.667)
Central heating radiator, UPVC double glazed window to the rear.

Bathroom
Incorporating a contemporary three piece suite, 'P' shaped panelled bath with splash panel screen and shower over, wall mounted wash hand basin, low flush WC, ceramic tiled flooring, heated towel rail, double glazed window to the rear.

Outside
Car standing space to a shaled garden area at the front, fenced in with double doors to an integral storage area and retaining gates at the side to an attractive stone flagged patio area, hedged and enclosed with log store and seating area leading to lawns; neatly cut flower and shrub borders and further patio area and a brick out building.

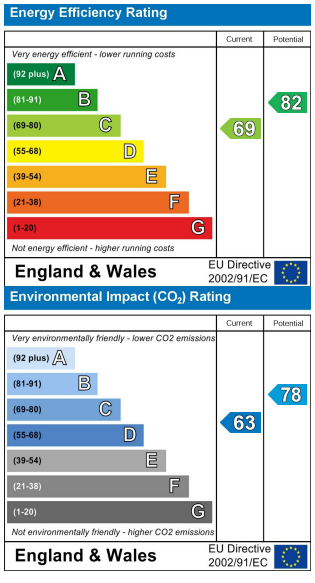






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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