Robert Ellis

look no further. . .

Hetley Road,
Beeston, Nottingham
NG9 2QL

£270,000 Freehold

0115 922 0888

/robertellisestateagent @robertellisea

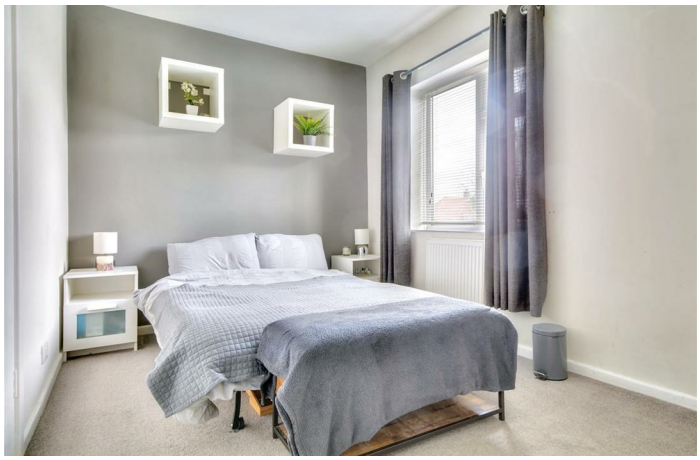
A well-presented three-bedroom semi-detached house.

Situated in this popular and convenient residential location, readily accessible for a variety of local shops, and amenities including schools, transport links, Beeston Town Centre, Queens Medical Centre, and The University of Nottingham, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals, and families.

In brief the internal accommodation comprises: entrance hall, lounge diner and kitchen to the ground floor, with three good sized bedrooms, family bathroom and WC to the first floor.

To the front of the property, you will find a lawned garden with mature shrubs, paved driveway, and gated side access leading to the generous private and enclosed rear garden which includes a decking area overlooking the lawn beyond, a versatile garden room, mature shrubs, and fence boundaries.

Having been upgraded by the current vendor throughout and offered to the market with the benefit of ready to move into condition, an early internal viewing comes highly recommended in order to be fully appreciated.



Entrance Hall
UPVC double glazed entrance door, stairs to the first floor, useful under stairs storage cupboard, UPVC double glazed window to the side, radiator, and doors to the kitchen and lounge diner.

Lounge Diner
20'0" reducing to 9'10" x 14'8" reducing to 8'9" (6.12m reducing to 3.02m x 4.48m reducing to 2.69m)
A carpeted reception room with two radiators, UPVC double glazed windows to the front, and UPVC double glazed French doors to the rear.

Kitchen
11'10" x 9'9" (3.63m x 2.98m)
Fitted with a range of wall, base and drawers, work surfaces, sink and drainer unit with mixer tap, integrated electric oven with gas hob and air filter over, space for a fridge freezer, plumbing for washing machine, tumble dryer, and dishwasher, pantry, UPVC double glazed window to the rear and side, and UPVC double glazed door to the rear.

First Floor Landing
UPVC double glazed window to the side, loft hatch, and doors to the WC, bathroom, and three bedrooms.

Bedroom One
11'6" x 10'1" (3.52m x 3.08m)
A carpeted double bedroom with UPVC double glazed window to the front, radiator, and built-in wardrobe.

Bedroom Two
13'0" x 8'2" (3.97m x 2.51m)
A carpeted double bedroom with built-in wardrobe, UPVC double glazed window to the rear, and radiator.

Bedroom Three
9'3" x 8'6" (2.84m x 2.61m)
A carpeted bedroom with UPVC double glazed window to the front, radiator and built-in storage cupboard.

Bathroom
Comprising panelled bath with shower over and glass splash screen, pedestal wash hand basin, tiled flooring and splashbacks, UPVC double glazed window to the rear, and radiator.

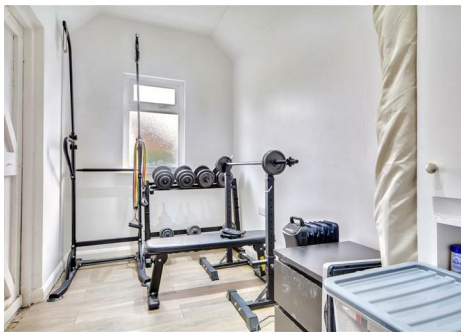
WC
Fitted with a low-level WC, tiled flooring, and UPVC double glazed window to the rear.

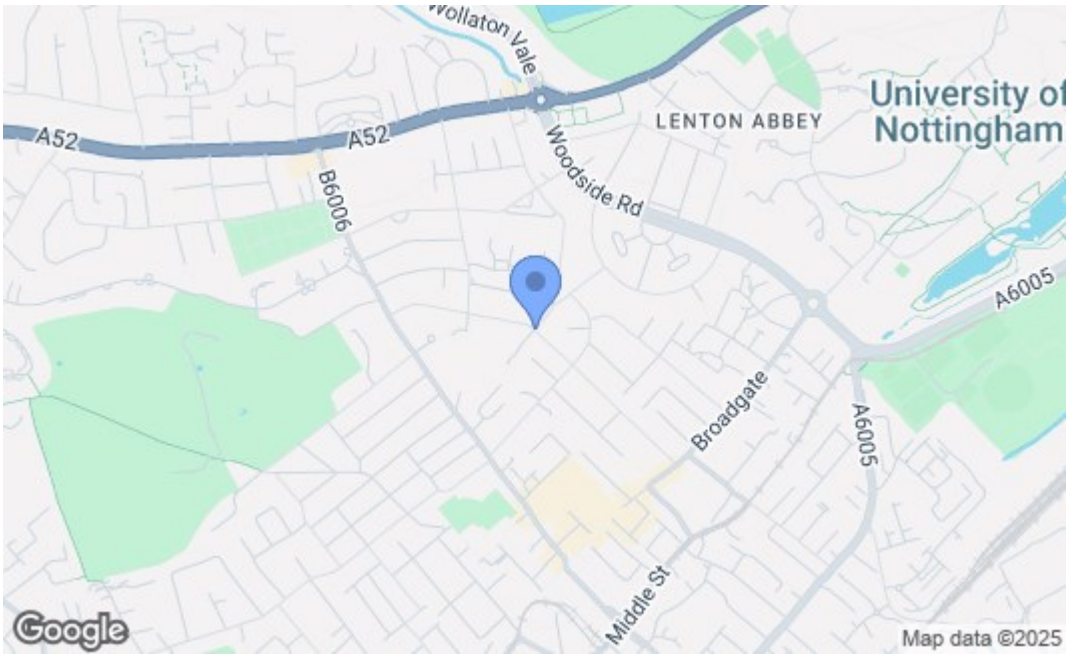
Garden Room
10'10" x 6'0" (3.32m x 1.83m)
A versatile room that can be for a multitude of purposes, with laminate flooring, spotlights to ceiling, power points, UPVC double glazed window to the rear, door to the front and side and a built-in cupboard housing the combination boiler.

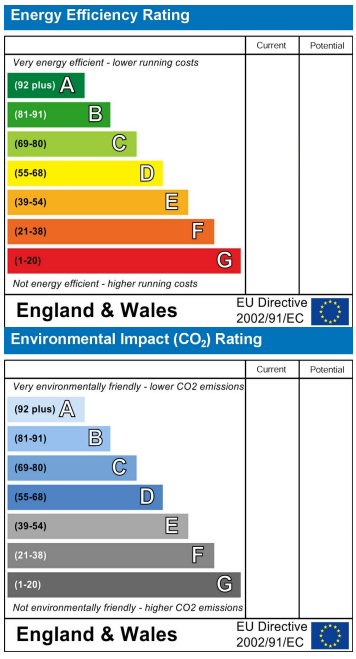
Outside
To the front of the property, you will find a lawned garden with mature shrubs, paved driveway, and gated side access leading to the generous private and enclosed rear garden which includes a decking area overlooking the lawn beyond, a versatile garden room, mature shrubs, and fence boundaries.

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
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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12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
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