Robert Ellis

look no further...

Audon Avenue,
Beeston, Nottingham
NG9 4AW

£385,000 Freehold

A spacious three bedroom, semi detached property within walking distance to Beeston High Street.

The property would be ideally suited to a large variety of buyers including growing families or any purchaser looking to relocate to this popular and convenient location.

In brief, the internal accommodation comprises: Entrance Hall, Open Plan Living/Dining Room, Kitchen, Utility Room, Downstairs WC, and bedroom to the ground floor. Then rising to the first floor is the master bedroom with walk in wardrobe (previously bedroom three and easily converted back), bedroom two and family bathroom.

To the front is a paved garden with mature shrubs and driveway. Then to the rear is an enclosed low maintenance garden with paving and decked seating area.

Occupying a sought-after residential location, it is readily accessible for Beeston town centre, Nottingham University, and the Queens Medical Centre, with a variety of other local amenities including schools, shops, and public houses within close proximity. The position of the property also offers easy access for both bus and tram transport links and connecting roads such as the A52 and junction 25 of the M1 motorway.

With double glazing throughout and gas central heating, this property is well worthy of an early internal viewing.

Ground Floor

Entrance Hall
UPVC double glazed entrance door through to the entrance Hall with laminate flooring.

Open Plan Living Room/Dining Room
10'8" x 30'1" (3.26m x 9.17m)
Laminate flooring, two radiators, electric fireplace, UPVC double glazed bay window to the front aspect and UPVC bi-fold doors to the rear garden.

Kitchen
5'11" x 13'0" (1.82m x 3.97m)
Wall, base and draw units with worksurfaces over, inset one and a half bowl sink with drainer, integrated appliances to include microwave, electric oven, gas hob and extractor fan above. Space and fittings for freestanding appliances to include fridge/freezer and dishwasher. UPVC double glazed window to the front and rear aspect.

Utility Room
6'7" x 12'9" (2.01m x 3.89m)
Wall units with work surface, wall mounted boiler and space and fittings for freestanding appliances to include washing machine and dryer. UPVC double glazed door to the rear garden.

Ground Floor WC
Low flush WC

Bedroom Three
11'2" x 16'3" (3.42m x 4.96m)
Laminate flooring, with radiator and UPVC double glazed window to the rear garden.

First Floor

First Floor Landing
Access to the loft hatch.

Bedroom One
10'9" x 12'8" (3.29m x 3.88m)
Carpeted room, with radiator and UPVC double glazed bay window to the front aspect. Access to walk in wardrobe / previous bedroom three

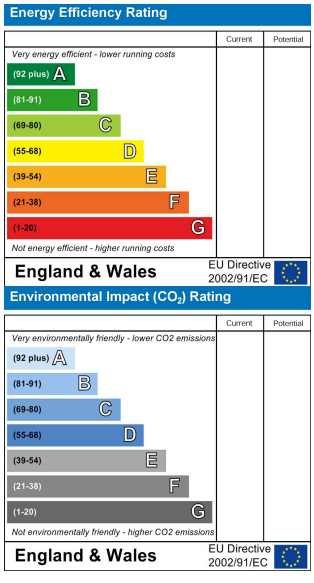
Walk In Wardrobe
6'5" x 6'9" (1.98m x 2.07m)
Carpeted room, with fitted wardrobes, radiator and UPVC double glazed window to the front aspect.

Bedroom Two
10'8" 11'10" (3.26m 3.63m)
Carpeted room, with radiator and UPVC double glazed window to the rear aspect.

Bathroom
Three-piece suite to include bath, sink and WC.

Outside
To the front is a paved garden with mature shrubs and driveway. Then to the rear is an enclosed low maintenance garden with paving and decked seating area.

Council Tax
Broxtowe Borough Council Band C



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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