Robert Ellis

look no further. . .

Beeston Fields Drive
Beeston, Nottingham NG9 3DB

An attractive and imposing 1930s mock Tudor style five bedroom detached house occupying an exclusive location on Beeston Fields Drive.

Offers In The Region Of £850,000 Freehold

0115 922 0888

/robertellisestateagent @robertellisea

An attractive and imposing 1930s mock Tudor style five bedroom detached house occupying an exclusive location on Beeston Fields Drive.

This large and versatile house has retained a wealth of original character and charm yet also offers considerable potential for the incoming purchaser to upgrade, re-model and potentially extend (subject to the necessary consents).

In brief, the extensive and well proportioned interior comprises: Entrance hallway, WC, through sitting room, dining room, kitchen and breakfast room to the ground floor. Rising to the first floor is a spacious landing, five bedrooms, separate WC and bathroom.

Occupying a particularly large plot of approximately 0.39 acres, the property has a driveway providing ample car standing with an integral garage beyond and mature and private gardens to both front and rear with specimen trees, shrubs, borders and patios.

Convenient for a wide range of local amenities including excellent transport links, the centres of Beeston and Nottingham, the Queen's Medical Centre and Nottingham University, this great house is a rare and enticing opportunity well worthy of viewing.

A recessed porch with chequerboard tiling and fitted light shelters the wooden entrance door with leaded glass.

Entrance Hallway
With radiator, stairs off to first floor landing and under stairs cupboard with leaded window.

WC
With wall mounted wash hand basin, radiator, UPVC double glazed window and wall mounted Worcester boiler.

Sitting Room
20'0" x 19'10" (6.11 x 6.06)
With wooden bay window to the front with colour leaded glazing, UPVC double glazed patio door to the rear, three radiators and a feature stone style fire surround with tiled hearth.

Dining Room
15'5" x 11'6" (4.71 x 3.51)
Bay window with feature colour leaded glazing, radiator, feature wooden Adam style mantle and tiled fire surround.

Kitchen
11'11" x 11'5" (3.64 x 3.49)
With fitted wall and base units, worksurfaces with tiled splashbacks, breakfast bar, single sink with mixer tap and double drainer, cooker point, radiator, plumbing for a washing machine and UPVC double glazed window.

Breakfast Room
13'7" x 10'7" (4.15 x 3.23)
With UPVC double glazed window and door to the exterior an radiator.

Stairs to First Floor Landing
With colour leaded window, radiator and loft hatch.

Bedroom One
14'11" x 12'0" (4.55 x 3.66)
Wooden bay window with feature colour leaded glazing and radiator.

Bedroom Two
14'10" x 14'3" (4.54 x 4.36)
With wooden window to the front, UPVC double glazed window to the rear and radiator.

Bedroom Three
15'4" x 11'5" (4.69 x 3.49)
Bay window with feature colour leaded glazing, radiator, fitted wardrobe and dressing table.

Bedroom Four
8'9" x 8'3" (2.69 x 2.52)
With UPVC double glazed window, radiator and wash hand basin inset to vanity unit.

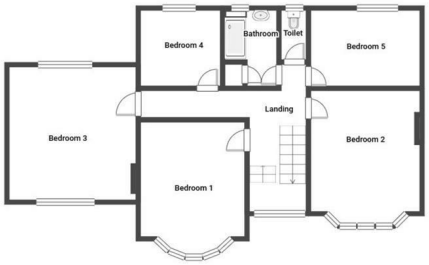
Bedroom Five
11'6" x 6'1" (3.53 x 1.87)
With some slight limited head height, UPVC double glazed window and radiator.

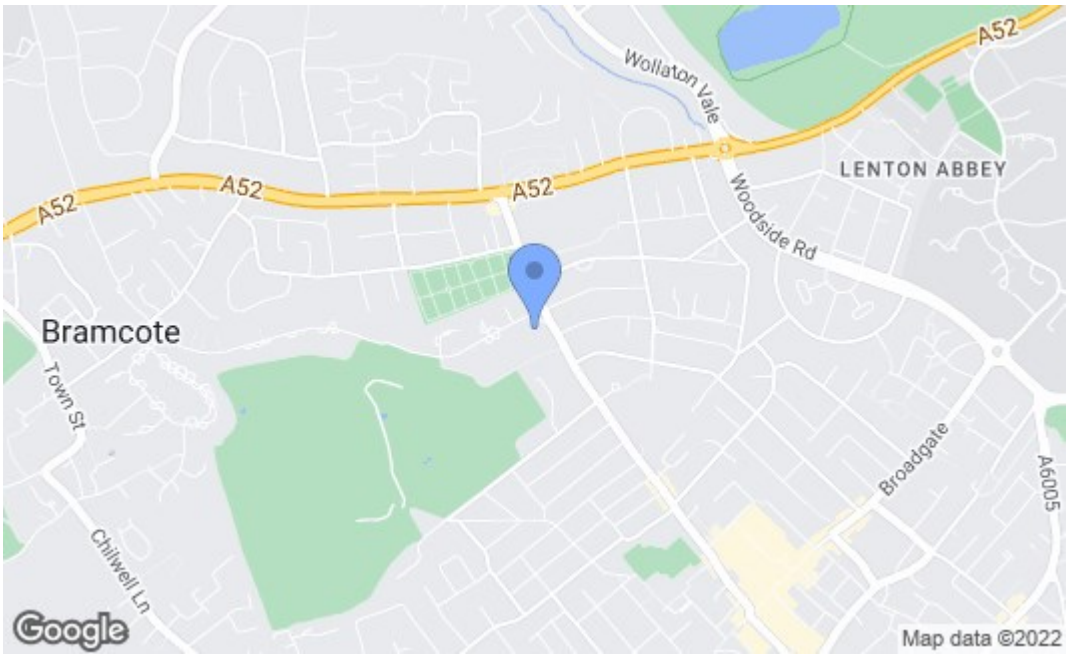
WC
With WC and UPVC double glazed window.

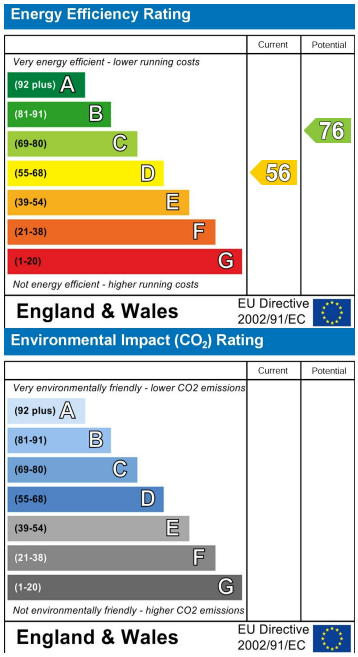
Shower Room
With pedestal wash hand basin, shower cubicle with mains controlled shower over, part tiled walls, UPVC double glazed window, radiator and airing cupboard housing the hot water cylinder with slatted shelves above.

Outside
To the front the property has a driveway providing ample car standing with the integral garage beyond and a large and mature private garden with various feature trees and mature shrubs and fruit trees. Gated access leads along the side of the property to the rear. To the rear the property again has a particularly generous and private garden with a patio area and outside tap, expansive lawn areas, mature shrubs and trees, further fruit trees and a timber shed.

Garage
18'5" x 14'5" (5.63 x 4.40)
With electric up and over door to the front, window to the side, light and 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.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888