



Sidney Road,  
Beeston, Nottingham  
NG9 1AN

**£375,000 Freehold**



A beautiful bay fronted, three-bedroom semi-detached house.

Situated in this sought-after and convenient residential location, within easy reach of a range of local shops and amenities including Beeston Town Centre, schools, transport links, the A52 and the Queens Medical Centre, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including, first time buyers, young professionals and families.

In brief the internal accommodation comprises: entrance hall, lounge, kitchen breakfast room, conservatory and guest cloakroom to the ground floor, and to the first floor you will find two good sized double bedrooms, a further single bedroom and family bathroom.

To the front of the property there is a driveway providing off road parking, gated side access then leads to the private and enclosed rear garden.

Having been upgraded by the current vendors, this wonderful property is being offered to the market with the benefit of modern fixtures and fittings throughout, a light and airy versatile living space, ready to move in condition, and truly must be viewed in order to be fully appreciated.



### Entrance Hall

With a composite entrance door, UPVC double glazed window to the side, laminate flooring, stairs to the first floor, radiator and doors to the guest cloakroom, kitchen breakfast room, and lounge.

### Lounge

12'0" x 11'5" (3.66m x 3.5m )

With laminate flooring, UPVC double glazed bay window to the front, radiator, and feature log burner.

### Kitchen Breakfast Room

17'10" x 11'11" (5.44m x 3.65m )

Fitted with a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, a Range cooker with air filter over, integrated dishwasher, space for a fridge freezer, plumbing for a washing machine, and tumble dryer, laminate flooring, spotlights, radiator, UPVC double glazed window to the side and an opening to the conservatory.

### Conservatory

16'2" x 9'4" (4.93m x 2.86m )

Tiled flooring with under floor heating, radiator, UPVC double glazed sliding doors with flanking windows to the rear decking.

### Guest Cloakroom

Fitted with a low level WC, wash hand basin, tiled flooring, UPVC double glazed window to the side and a wall mounted main combination boiler.

### First Floor Landing

With UPVC double glazed window to the side and doors to the bathroom and three bedrooms.

### Bedroom One

12'0" x 11'5" (3.66m x 3.49m )

A carpeted double bedroom with UPVC double glazed window to the rear and radiator.

### Bedroom Two

11'10" x 10'5" (3.63m x 3.19m )

A carpeted double bedroom with UPVC double glazed bay window to the front, radiator and loft hatch.

### Bedroom Three

7'9" x 6'9" (2.38m x 2.08m )

With laminate flooring, UPVC double glazed window to the front and radiator.

### Bathroom

Incorporating a three piece suite comprising: a panelled bath with shower over, wash hand basin inset to vanity unit, low level WC, tiled flooring and splashbacks, heated towel rail, extractor fan and UPVC double glazed window to the rear.

### Outside

To the front of the property, you will find a blocked paved driveway, with gated side access leading to enclosed and well-maintained garden which includes a decking area overlooking the lawn beyond, stocked beds and borders, useful storage shed 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

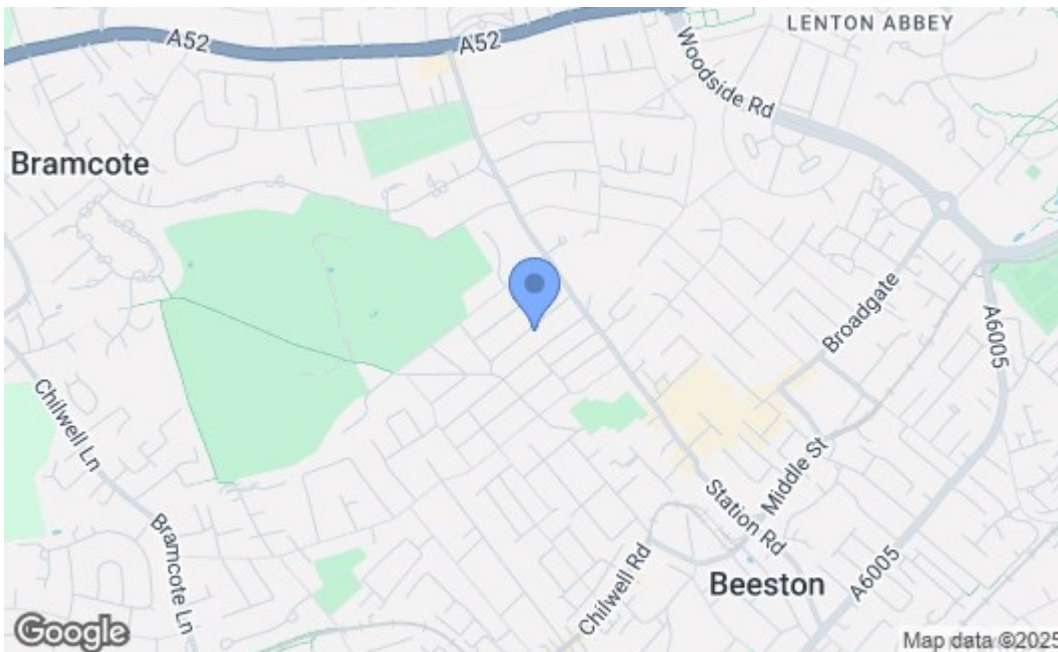
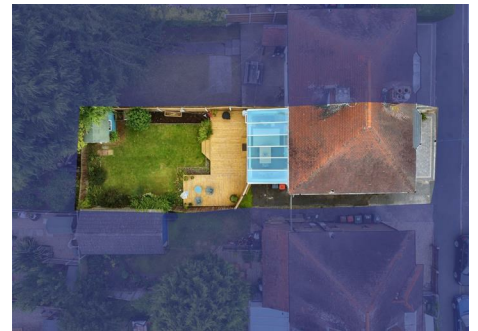
Planning Permissions/Building Regulations: None

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.