



Abbey Drive,
Beeston, Nottingham
NG9 2QG

£485,000 Freehold



An individual and attractive 1930's built three/four bedroom detached house.

Tucked away at the head of a small and peaceful cul-de-sac yet readily available for easy access to excellent transport links, such as the A52 bus routes and NET tram, and Beeston Town Centre which offers a variety of shops and services.

In brief the spacious and bright interior comprises: a large entrance hall, lounge, open plan kitchen diner, utility and reception room/ground floor bedroom with en-suite, rising to the first floor, there are two double bedrooms, a further single bedroom and bathroom.

Outside the property has a drive to the front and established borders, and to the rear there is a private and mature garden with patio, lawn and well stocked beds and borders.

Offering a spacious and versatile interior with a particularly impressive entrance hall, and versatile ground floor bedroom/reception room, this property provides an ideal opportunity for a family looking for larger accommodation, though will appeal to variety of potential purchaser.



Entrance Hall

11'10" x 9'10" 252'7" (3.63 x 3.77)

Composite double glazed entrance door with colour leaded glazed panel, two UPVC double glazed colour leaded windows, original wooden flooring, radiator and stairs leading to the first floor landing.

Lounge

17'1" x 12'4" (measurements into bay (5.22 x 3.78 (measurements into bay)

UPVC double glazed bay window, three radiators, and fuel effect gas fire with Adam-style surround.

Kitchen Diner

23'9" x 12'9" (7.25 x 3.91)

With a range of fitted wall and base units, oak work surfacing with tiled splashback, inset plinth heater, single sink and drainer unit with mixer tap, a 'Belling' range style cooker with gas hobs, double electric oven, grill and warming drawer below and extractor above, dishwasher, inset ceiling spotlights, two UPVC double glazed windows, radiator, UPVC double glazed patio door to the exterior.

Utility

7'5" x 4'1" (2.28 x 1.26)

Single sink and drainer unit with mixer tap, plumbing for a washing machine, space for a dryer, inset ceiling spotlights, radiator, two UPVC double glazed windows and wall mounted 'Valliant' boiler.

Sitting Room/Fourth Bedroom

19'4" x 13'9" maximum overall measurements (5.90 x 4.21 maximum overall measurements)

UPVC double glazed patio door and window, and two radiators.

En-Suite

Fitments in white comprising: low level WC, wash hand basin inset to vanity unit with shaver point, shower cubicle with mains control overhead shower and further shower handset, radiator, inset ceiling spotlights and extractor fan.

Garage

28'4" x 9'9" (8.66 x 2.99)

Up and over door to the front, UPVC double glazed door to the rear, light and power and fully boarded loft and hatch with a retractable ladder

First Floor Landing

10'11" x 9'8" (3.33 x 2.95)

UPVC double glazed window, radiator and loft hatch with retractable ladder.

Bedroom One

17'1" x 11'11" (into bay window) (5.23 x 3.65 (into bay window))

UPVC double glazed bay window, three radiators and fitted wardrobes.

Bedroom Two

12'10" x 12'0" (3.93 x 3.66)

UPVC double glazed window and radiator.

Bedroom Three

10'11" x 7'6" (3.35 x 2.30)

UPVC double glazed window and radiator.

Bathroom

10'10" x 8'3" (3.31 x 2.54)

Fitments in white comprising: low level WC, pedestal wash hand basin, free standing bath with ball and claw feet and shower handset, shower cubicle with mains control shower over, part tiled walls, wall mounted heated towel, inset ceiling spotlights, radiator, UPVC double glazed window and useful store cupboard.

Outside

To the front, the property has a drive providing car standing with the garage beyond and a further area of paving and gravel, shrub borders and gated access to the side. To the rear the property has a large and private garden with patio, power point, outside tap, raised border, lawn, further various well stocked beds and borders, and a shed.

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: Obtained for completed extension.

Accessibility/Adaptions: None

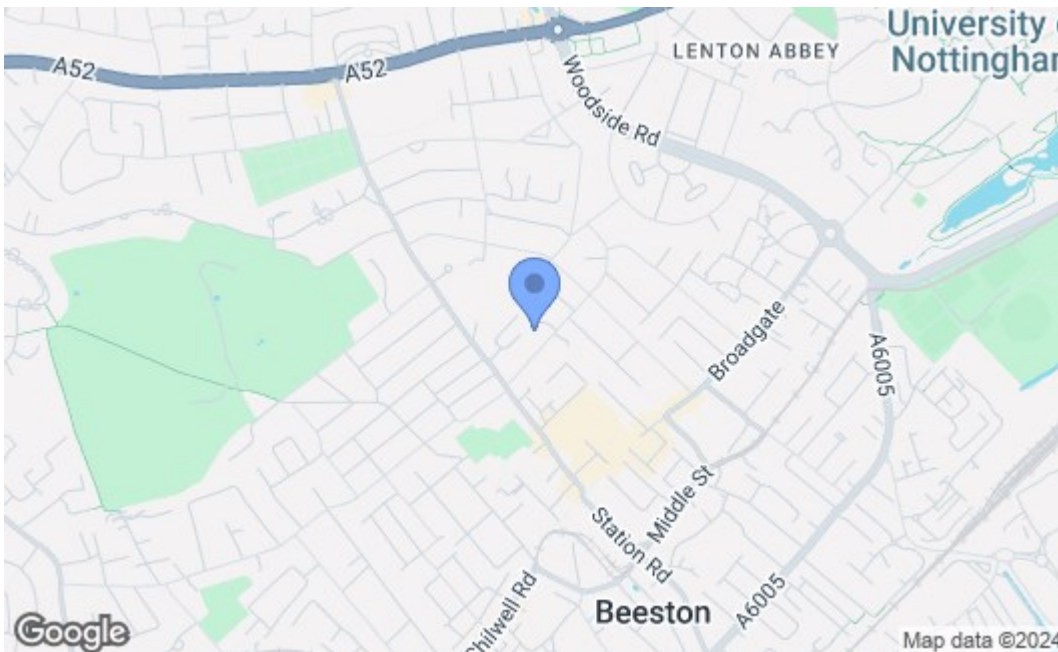
Has the Property Flooded?: No

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.



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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.