Robert Ellis

look no further...

Park Road,
Beeston, Nottingham
NG9 4DD

£875,000 Freehold

0115 922 0888

/robertellisestateagent @robertellisea

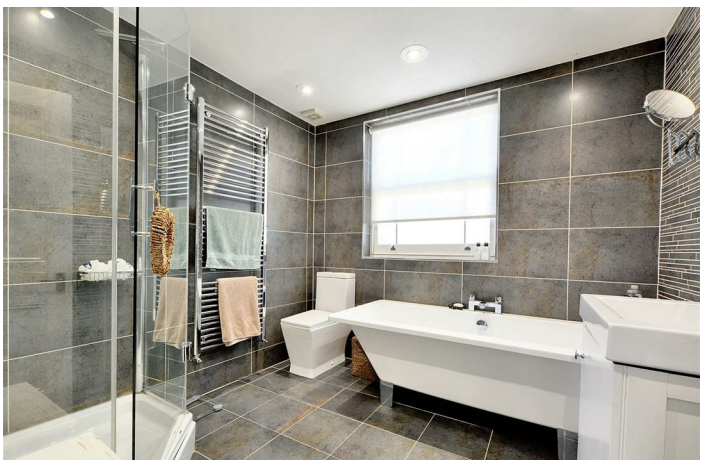
An attractive and individual Victorian four bedroom detached house with separate annex and a particularly large and private plot.

In this beautiful Victorian Façade lies a modern and versatile four bedroom detached house with light and contemporary accommodation arranged over three floors and a separate self contained one bedroom annex to the ground floor.

In brief the internal accommodation comprises; entrance porch, entrance hall, open plan kitchen diner and living area, rising to the first floor are three bedrooms, family bathroom, WC and study, then to the second floor is an impressive large en-suite bedroom. The annex comprises an open plan kitchen diner and living area, bedroom and bathroom.

Outside the property sits behind an electric remote control gate beyond which a large drive with detached brick and tile double garage beyond, which could be converted for a number of uses, subject to the necessary consents. To the rear the property has a landscaped and expansive lawned garden with patio, mature shrubs and trees.

Occupying an enviable position within this conservation area of Park Road, tucked away yet convenient for a range wide of local facilities, including local shops and the NET tram, this fabulous property truly is a rare opportunity with significant further potential for extensions and remodelling, subject to the necessary consents and is offered to the market with the benefit of chain free vacant possession.



Entrance Porch
Panelled wooden entrance door, tiled flooring, double glazed window to either side and secondary wooden door leading to the entrance hall.

Entrance Hall
With tiled flooring, stairs leading to the first floor landing and a useful under stairs cupboard.

Kitchen Diner/Living Area
27'4" x 13'1" (8.35m x 4.00m)
An extensive range of fitted wall and base units, granite work surfacing with splashback, double sink with mixer tap, inset electric hob with extractor above, inset electric oven and grill, integrated fridge and freezer and washing machine, inset ceiling spotlights, tiled flooring with underfloor heating, two wooden sash double glazed windows and further patio doors leading to the rear garden.

First Floor Landing
with double glazed wooden sash window.

Bedroom One
13'3" x 12'7" (4.05m x 3.85m)
Two wooden double glazed sash windows and radiator.

Bedroom Two
13'6" x 12'6" (4.12m x 3.82m)
Wooden double glazed sash window and radiator.

Bedroom Three
11'6" x 10'5" (3.51m x 3.19m)
Wooden double glazed sash window and radiator.

Study
11'5" x 7'5" (3.48m x 2.28m)
Two wooden double glazed sash windows, radiator, stairs leading to the second floor and useful under stairs cupboard.

WC
Fitted with a low level WC, wall mounted wash hand basin, part tiled walls, tiled flooring and wooden double glazed window.

Bathroom
Fitments in white comprising; low level WC, wash hand basin inset to vanity unit, freestanding bath, shower cubicle with overhead shower and further shower handset, wall mounted heated towel rail, extractor fan, inset ceiling spotlights, fully tiled walls, tiled flooring and wooden double glazed window.

Bedroom Five
26'3" x 17'11" maximum overall measurements (8.01m x 5.48m maximum overall measurements)
Two Velux windows, radiator, eaves storage cupboard and inset ceiling spotlights.

En-suite
8'7" x 8'5" (2.63m x 2.58m)
Fitments in white comprising; low level WC, pedestal wash hand basin, bath, fully tiled walls, tiled flooring, wall mounted heated towel rail, Velux window, storage cupboard and extractor.

Annex/Flat
Panelled entrance door to the open plan kitchen diner and living area.

Open Plan Kitchen/Living Area
11'7" x 10'7" (3.54m x 3.23m)
Under floor heating, fitted wall and base unit, work surfacing with tiled splashback, inset electric hob with cooker below, plinth heater, one and a half bowl sink with mixer tap and tiled flooring.

Dining Area/Storage Area
10'7" x 5'4" (3.23m x 1.63m)
Velux window and tiled flooring with underfloor heating.

Bedroom Four
13'5" x 12'7" (4.09m x 3.86m)
Double glazed wooden bay window and underfloor heating.

Shower Room
8'4" x 8'2" (2.56m x 2.51m)
Fitments in white comprising; low level WC, wash hand basin inset to vanity, shower cubicle with mains control over head shower and further shower handset, fully tiled walls, tiled flooring with underfloor heating, extractor fan, inset ceiling spotlights, airing cupboard housing the hot water cylinder and boiler.

Outside
The property is approached via electric remote control gates with intercom system, beyond which is a large drive providing car standing for multiple vehicles with the detached brick and tiled garage beyond. Gated access leads to the enclosed and private large rear garden with a patio, outside tap and a particularly generous and manicured primarily lawned garden with mature trees, well manicured and stocked beds and borders and a feature well.

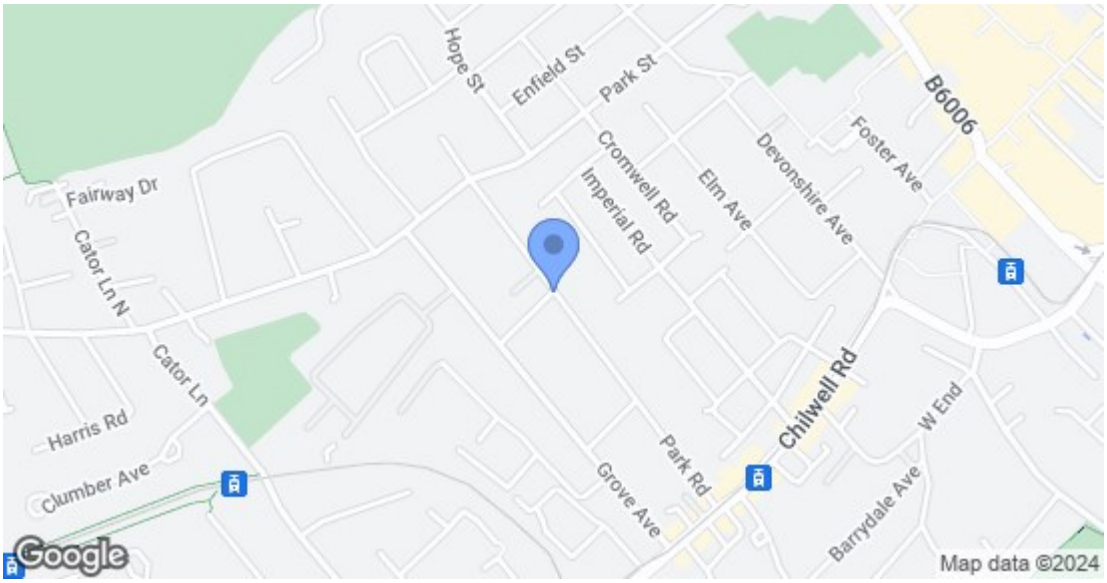
Garage
This is currently being utilised as a store area and garden room though could be turned back into a garage or converted into a number of other uses, subject to the necessary consents.

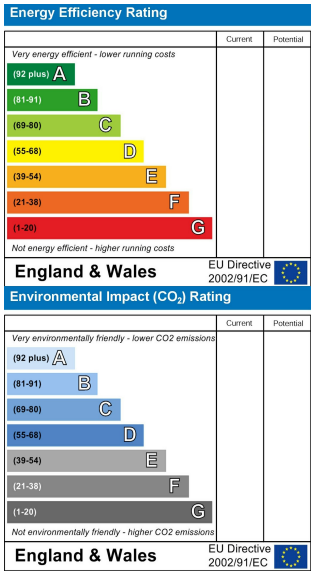
Store
17'5" x 5'6" (5.33m x 1.69m)
Twin timber doors.

Garden Room
17'4" x 11'6" (5.30m x 3.51m)
Belfast style sink with tap, wooden window and WC.

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





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