Robert Ellis

look no further...

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.

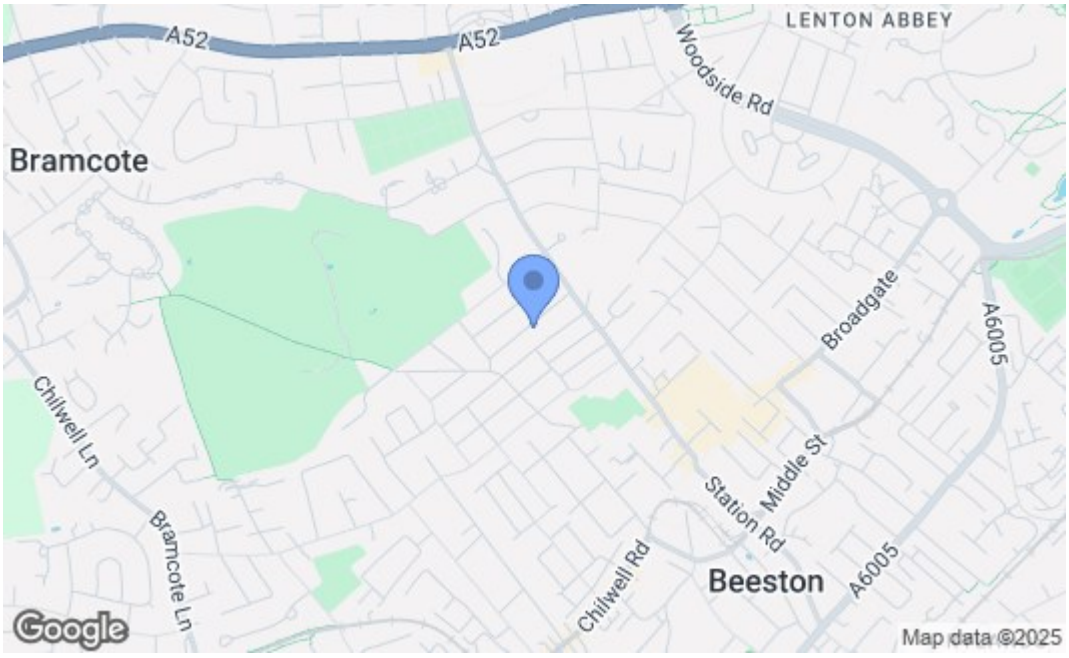
Bedroom Three
7'9" x 6'9" (2.38m x 2.08m)
With laminate flooring, UPVC double glazed window to the front and radiator.

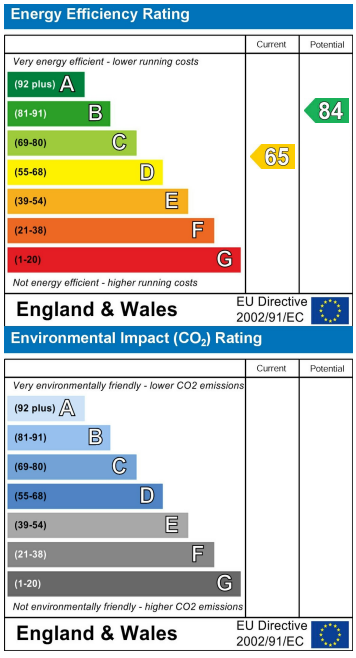
Bathroom
Incorporating a three piece suite comprising: a panelled bath with shower over, wash hand basin inset to vanity unit, low level WC, tiled flooring and splashbacks, heated towel rail, extractor fan and UPVC double glazed window to the rear.

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.





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