



Peveril Road,  
Beeston, Nottingham  
NG9 2HY

**£400,000 Freehold**



A spacious, extended, four-bedroom detached property within walking distance of Beeston High Street.

Situated in a sought-after and well established residential location, readily accessible for a range of local shops and amenities including, schools, excellent transport links, The University of Nottingham, Beeston High Street and further useful facilities. This property is considered an ideal opportunity for a variety of potential purchasers including growing families and those looking to relocate to this central location.

In brief, the internal accommodation comprises: entrance porch, through to a spacious hallway, living room, dining Room, and kitchen to the ground floor. Then rising to the first floor are four bedrooms and a family bathroom.

To the front of the property is a lawned garden with a walled boundary and a driveway leading to the integral garage and a side access gate that leads to the generous and enclosed, well maintained rear garden which is a mainly laid to lawn and features a paved seating area, mature shrubs, summer house and two useful brick built storage cupboards.

Offered to the market with the benefit of no upward chain, UPVC double glazing and gas central heating throughout. The property does require some level of upgrading, though offers fantastic potential. An early internal viewing comes highly recommended in order to be fully appreciated.



#### Entrance Porch

UPVC double glazed entrance door to the front and secondary door leading into the entrance hallway.

#### Entrance Hallway

UPVC double glazed door to front, stairs leading to the first floor, radiator and doors leading into the kitchen and living room.

#### Living Room

12'1" x 12'0" (3.70m x 3.68m)

UPVC double glazed window to the front, carpet flooring, gas fireplace, radiator and double doors leading through into the dining room.

#### Dining Room

UPVC double glazed sliding door leading to the rear garden, carpet flooring and radiator.

#### Kitchen

13'8" x 9'0" (4.18m x 2.76m)

Fitted with a range of wall, base and drawer units, stainless steel sink and drainer unit, cooker point, useful appliance space and storage space, tiling to walls, vinyl flooring and UPVC double glazed window to the rear and further back door leading to the rear garden.

#### First Floor Landing

Stairs rising from the ground floor, useful attic access and doors leading into the four bedrooms and bathroom.

#### Bedroom One

12'0" x 11'0" (3.68m x 3.37m)

UPVC double glazed window to the front, carpet flooring, fitted wardrobes and radiator.

#### Bedroom Two

11'5" x 11'2" (3.49m x 3.41m)

UPVC double glazed window to the rear, carpet flooring, fitted wardrobes and radiator.

#### Bedroom Three

16'1" x 8'4" (4.92m x 2.55m)

UPVC double glazed windows to the front and rear and radiator.

#### Bedroom Four

7'11" x 7'8" (2.42m x 2.35m)

UPVC double glazed window to the front, built in useful storage cupboard, carpet flooring and radiator.

#### Bathroom

Fitted with a four piece suite comprising; panelled bath, mains controlled shower, pedestal wash hand basin, low level WC, carpet flooring, tiling to walls, storage cupboard housing the boiler, radiator and obscured UPVC double glazed window to the rear.

#### Outside

To the front of the property is a lawned garden with a walled boundary and a driveway leading to the integral garage and a side access gate that leads to the generous and enclosed, well maintained rear garden which is a mainly laid to lawn and features a paved seating area, mature shrubs, summer house and two useful brick built storage cupboards.

#### Council Tax Band

Broxtowe Borough Council Band D



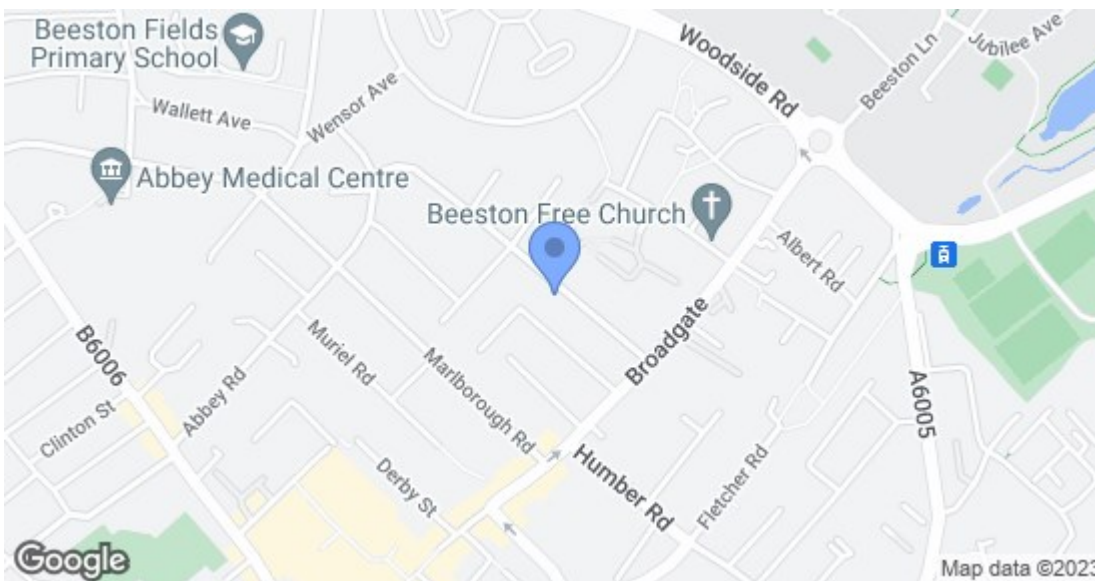
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		65	
(55-68) D			
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		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.