

Queens Drive,  
Beeston, Nottingham  
NG9 2ES

**£325,000 Freehold**

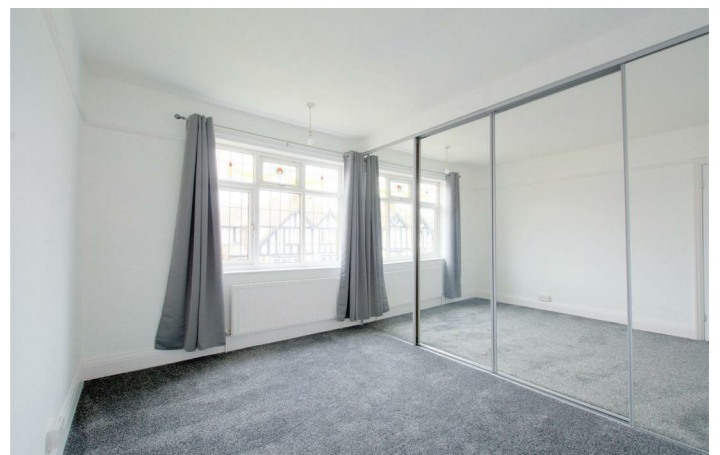


Situated in this sought-after and convenient residential location, within walking distance of a range of local shops and amenities, including schools, transport links, Beeston town centre and QMC. This fantastic property is considered an ideal opportunity for a variety of potential purchasers, including first time buyers, young professionals and families.

In brief, the internal accommodation comprises porch, entrance hall, lounge, open plan kitchen diner and a WC to the ground floor. Rising to the first floor you will find two good sized double bedrooms, a further single bedroom and a family bathroom.

To the front of the property you will find a small lawned garden with a concrete driveway and side access through the garden room which leads to the private and enclosed rear garden which includes a patio with raised decking and lawn beyond, stocked borders, fence boundaries and a gated driveway to the rear leading to the garage.

Having been renovated and upgraded by the current vendors, this great property is offered to the market with the benefit of light and airy versatile living space, a range of modern fixtures and fittings throughout and CHAIN FREE vacant possession.



## PORCH

With uPVC double glazed French doors with flanking windows and a front door with flanking windows to the entrance hall.

## ENTRANCE HALL

With stairs to the first floor, radiator, laminate flooring, useful understairs storage cupboard and doors to the WC, kitchen diner and lounge.

## LOUNGE

12'0" x 11'0" (3.67 x 3.37)

A carpeted room with uPVC double glazed bay window to the front, radiator, open gas fire with Adam-style mantel.

## KITCHEN DINER

18'9" reducing to 11'0" x 13'5" reducing to 11'11" (5.74 reducing to 3.36 x 4.11 reducing to 3.65)

With laminate flooring, vertical radiator, uPVC double glazed French doors to the rear, range of modern wall, base and drawer units in white, work surfaces, one and a half bowl sink with drainer and a mixer tap, integrated electric double oven, integrated gas hob with extractor fan over, space for a fridge/freezer, plumbing for washing machine, breakfast bar, tiled splashbacks and uPVC double glazed window to the rear.

## WC

With a WC and wash hand basin inset to vanity unit.

## LANDING

With uPVC double glazed window to the side, loft hatch and doors to the bathroom and three bedrooms.

## BEDROOM ONE

12'0" x 11'1" (3.67 x 3.38)

A carpeted double bedroom with fitted wardrobes, uPVC double glazed window to the front and radiator.

## BEDROOM TWO

12'0" x 11'0" (3.66 x 3.37)

Carpeted double bedroom with uPVC double glazed window to the rear and radiator.

## BEDROOM THREE

8'0" x 7'5" (2.45 x 2.27)

Carpeted bedroom with uPVC double glazed window to the front and side, radiator.

## BATHROOM

Incorporating a three piece suite comprising panel bath with shower over, pedestal wash hand basin, WC, tiled flooring and walls, uPVC double glazed window to the rear and side, heated towel rail and extractor fan.

## OUTSIDE

To the front of the property you will find a small lawned garden with a concrete driveway and side access through the garden room which leads to the private and enclosed rear garden which includes a patio with raised decking and lawn beyond, stocked borders, fence boundaries and a gated driveway to the rear leading to the garage.

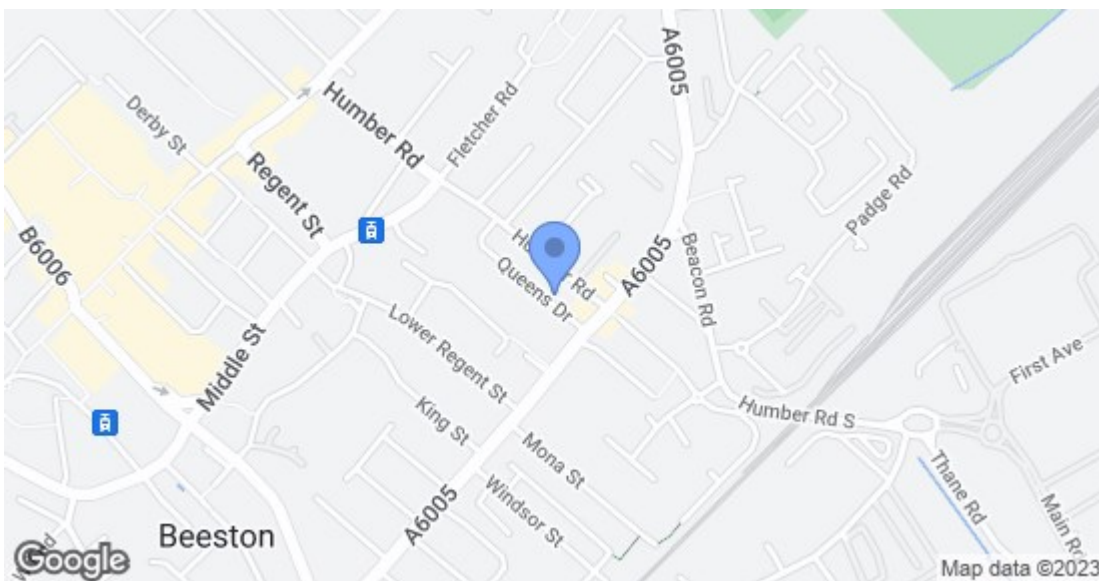
## GARAGE

21'9" x 8'11" (6.63 x 2.74)

With an up and over garage door, two windows and pedestrian door to the side, power and electricity.



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(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.