Robert Ellis

look no further. . .

Hillside Road,
Beeston, Nottingham
NG9 3AY

£395,000 Freehold

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AN EXTENDED AND PARTICULARLY VERSATILE, MODERNISED AND MUCH IMPROVED, THREE DOUBLE BEDROOM DETACHED BUNGALOW.

Situated only a short distance from Beeston town centre, with a wealth of shops and amenities, transport links and the A52 with links to Nottingham and Derby and the M1 for further afield, the property is considered a fantastic opportunity, and is well worthy of an internal viewing to be fully appreciated.

The property has recently undergone a full programme of modernisation and improvement and benefits from UPVC double glazing throughout, as well as gas fired central heating from a combination boiler, an extension providing an open plan modern living kitchen diner with lantern roof light to the rear of the property and landscaped front and rear gardens.

In brief, the internal accommodation comprises entrance hall, three double bedrooms, a three piece bathroom suite and an open plan, modern living kitchen diner with high a specification fitted kitchen with integrated appliances, breakfast bar, lantern roof lights and bi-fold doors to the rear.

Outside, there is a gravelled driveway with a lawned front garden, beds and borders and side access providing access to a good sized decking area and a primarily lawned garden to the rear with beds and borders and an apple tree.

The property is offered to the market with no upward chain and immediate vacant possession.

A composite door leads to

Entrance hall
Laminate flooring, doors to bedrooms, bathroom and open living kitchen diner.

Living kitchen diner
27'11" x 12'11" (8.52 x 3.96)
A modern range of wall, base and drawer units with Quartz work surfacing and splash backs, integrated appliances including fridge and freezer, dishwasher, washer dryer, oven and microwave as well as electric hob and extractor fan over, one and a half sink, island providing further storage and breakfast bar, ample space for a seating area, UPVC double glazed lantern roof light, vertical radiator, double glazed bi-fold doors to the rear (4m in width) and UPVC double glazed window to the side.

Bedroom 1
13'0" reducing to 11'10" x 12'0" (3.98 reducing to 3.63 x 3.674)
Radiator, UPVC double glazed bay window to the front and UPVC double glazed window to the side.

Bedroom 2
15'1" x 9'2" reducing to 8'2" (4.598 x 2.8 reducing to 2.514)
UPVC double glazed window to the front and side and radiator.

Bedroom 3
10'2" x 9'11" (3.1 x 3.025)
Radiator and UPVC double glazed window to the side.

Bathroom
A modern, newly fitted, three piece suite comprising panelled bath with shower over and screen, tiled splashbacks, low flush W.C, pedestal wash hand basin inset to vanity unit, heated towel rail, laminate flooring and UPVC double glazed window to the side.

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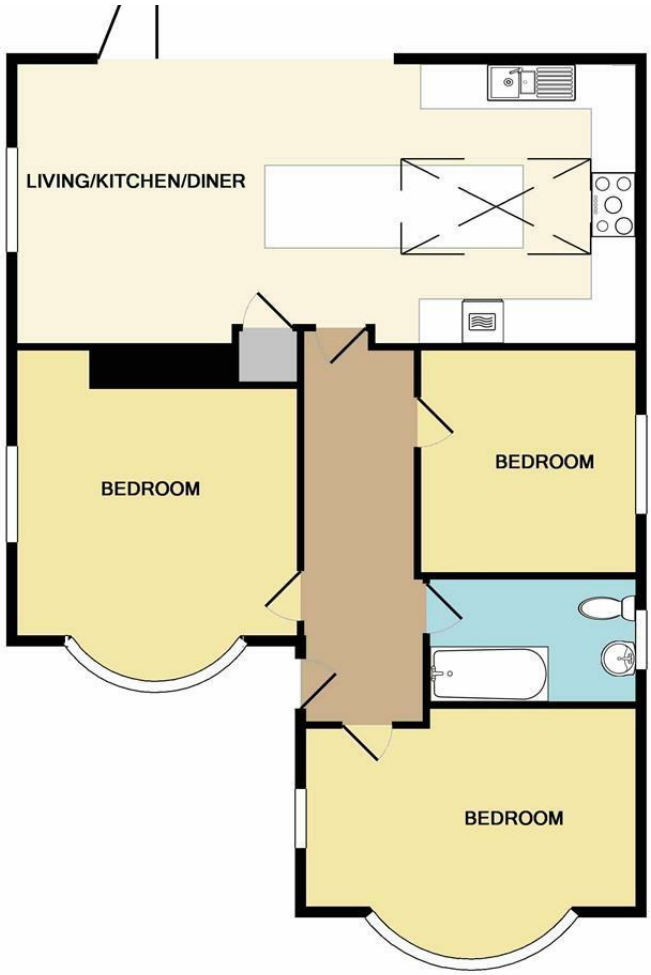

TOTAL APPROX. FLOOR AREA 917 SQ.FT. (85.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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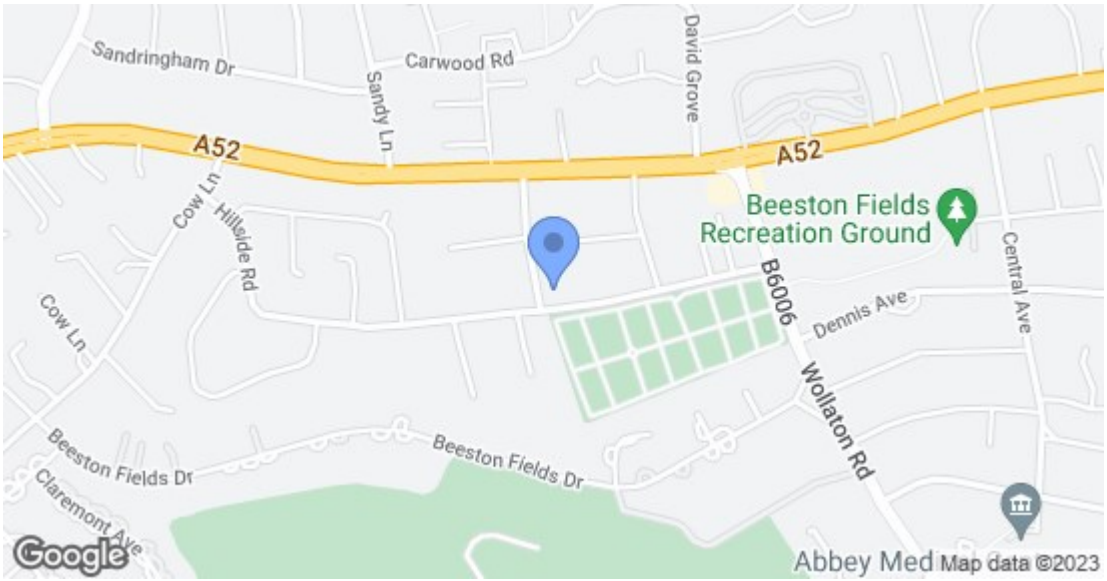

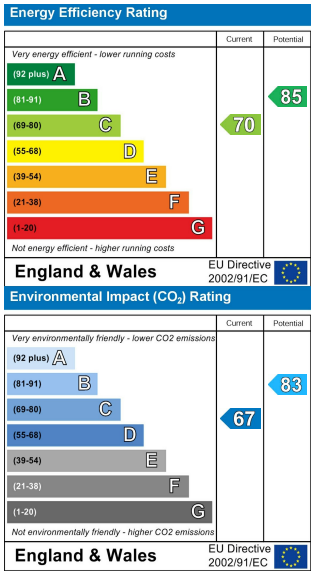

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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