



Meadow Road,  
Beeston, Nottingham  
NG9 1JT

**£340,000 Freehold**



An attractive Edwardian four-bedroom semi-detached house.

Having retained a wealth of original character and charm and benefitting from a loft conversion with an en-suite bedroom, this generous and versatile property will appeal to a variety of potential purchasers but is considered ideal for an investor or family looking for larger accommodation.

In brief the internal accommodation comprises entrance hall with cloakroom/WC, dining room, breakfast kitchen, sitting room, rising to the first floor are three good sized bedrooms and bathroom and to the second floor is a further en-suite.

Outside the property has a walled frontage with shrub border, shared drive providing access to the back, and to the rear there is an enclosed yard/patio and well stocked borders.

Available with chain free possession and being ideally placed for local shops, access to both Beeston centre, train station and Beeston canal which leads through to Attenborough Nature Reserve.

Displaying further potential this great property is well worthy of viewing.



### Entrance Hallway

A wooden panelled entrance door with secondary glazed flanking window, radiator, stairs off to the first floor landing and under stairs cupboard.

### WC/Cloakroom

Fitted with WC, wall mounted wash-hand basin with tiled splashback and extractor fan.

### Sitting Room

15'7" x 11'11" (4.75m x 3.65m )

Bay window to the front with secondary glazing, two radiators, and a gas fire with tiled surround.

### Dining Room

12'11" x 11'3" (3.95m x 3.43m )

Two UPVC double glazed windows, gas fire and radiator.

### Breakfast Kitchen

18'4" x 9'9" (5.59m x 2.99m )

Fitted wall and base units, work surfacing, splashback and breakfast bar, one and half bowl sink with mixer tap, inset gas hob, extractor above and electric oven and grill, integrated dishwasher, washing machine, fridge and freezer, two radiators, UPVC double glazed patio doors leading to the rear garden, UPVC double glazed window and further door to the side, condensing gas boiler providing full central heating, two radiators and walk-in pantry cupboard with shelving.

### First Floor Landing

Wooden window with secondary glazing and stairs off to the second floor landing.

### Bedroom One/study

13'4" x 11'11" (4.08m x 3.65m )

Wooden double glazed window, radiator, and a gas fire.

### Bedroom Two

12'11" x 11'3" (3.94m x 3.45m )

Two UPVC double glazed windows and radiator.

### Bathroom

A three-piece suite comprising WC, pedestal wash-hand basin, bath with mains controlled shower over, part tiled walls, radiator, UPVC double glazed window, airing

cupboard housing the hot water cylinder with shelving above.

### Bedroom Three

11'3" x 9'11" plus door recess (3.45m x 3.04m plus door recess )

UPVC double glazed window and radiator.

### Second Floor Landing

With Velux window and eaves storage cupboard.

### Bedroom Four

14'4" x 8'9" (4.37m x 2.69m )

UPVC double glazed window, radiator, Velux window and fitted wardrobes.

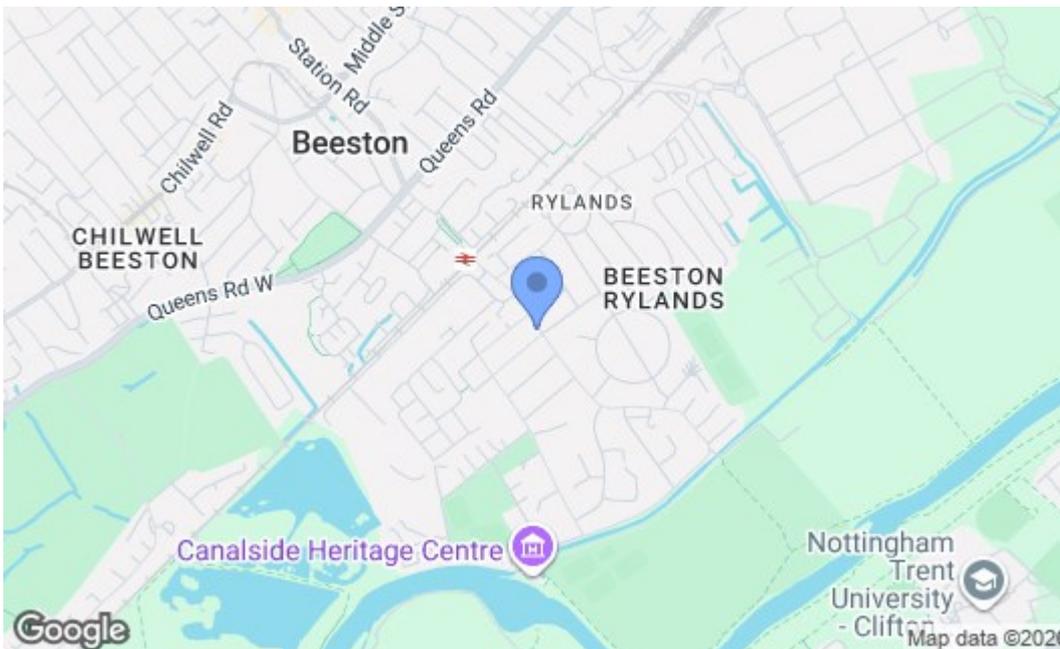
### En-suite

Fitted with a WC, pedestal wash-hand basin with mirror above, light and shaver point, tiled splashback, shower cubicle with Mira electric shower, radiator, extractor fan and UPVC double glazed window.

### Outside

To the front the property has a walled boundary with a shrub border and shared drive providing access to the rear of the property. Gated access leads to the enclosed rear garden with a patio/yard, well stocked beds and borders with shrubs and trees, outside tap and timber shed.





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