Robert Ellis

look no further. . .

Wollaton Road
Beeston, Nottingham NG9 2PN

A spacious four double bedroom detached house with a garage.

Guide Price £495,000 Freehold

0115 922 0888

/robertellisestateagent

@robertellisea

A spacious four double bedroom detached house with a garage.

Situated in tis sought after and well established residential location just a stones throw away from a range of local shops and amenities including schools, transport links, Beeston town centre, the Queen's Medical Centre and A52 & M1 for further afield this fantastic property is considered an ideal opportunity for a variety of potential purchasers including growing families.

In brief, the internal accommodation which is split over three floors comprises: Entrance hallway, sitting room, WC, lounge, open plan and extended kitchen/diner and an integral garage to the ground floor, with three good sized double bedrooms (one with an en-suite) and a separate family bathroom to the first floor. Rising to the second floor you will find the fourth double bedroom.

To the front of the property you will find a gravelled and block paved driveway offering ample car standing, a range of mature trees and shrubs, stocked beds and access through the garage to the rear where you will find a generous private and enclosed garden which includes a decking area overlooking the lawned garden with a gravelled area to the side, a range of stocked beds and borders and a range of mature trees and shrubs including fruit trees.

This impressive property is offered to the market with the benefit of UPVC double glazing and gas central heating throughout, ready to move in condition and a light and airy versatile living space. An early internal viewing comes highly recommended in order to be fully appreciated.

Entrance Hallway
With a composite front door with flanking windows, engineered wooden flooring, stairs to the first floor, radiator and doors to the WC, kitchen/diner and sitting room.

Sitting Room
11'7" x 11'6" (3.55 x 3.53)
With engineered wooden flooring, UPVC double glazed bay window to the front and radiator.

Open Plan Kitchen/Diner
26'9" x 14'8" reducing to 9'9" (8.17 x 4.49 reducing to 2.99)
An extended room with a pitched roof extension with three Velux windows, a range of modern wall, base and drawer units, worksurfaces, one and a half bowl sink with drainer and mixer tap, Range cooker with five burner gas hob, extractor fan over and tiled splashback, tiled flooring, integrated dishwasher and washing machine, space for a fridge freezer, breakfast bar, underfloor heating, two radiators, UPVC double glazed window to the rear, UPVC double glazed French doors with flanking windows to the rear, spotlights, door to the garage and an opening to the lounge.

Lounge
13'3" x 11'7" (4.06 x 3.54)
With hard wood flooring, spotlights, radiator and a log burner with a wooden beam mantle and tiled hearth.

WC
With WC, wall mounted wash hand basin, tiled flooring and splashbacks, radiator, extractor fan and spotlights.

First Floor Landing
With UPVC double glazed window to the side, stairs to the second floor and doors to the bathroom and three bedrooms.

Bedroom One
13'11" x 11'7" (4.25 x 3.55)
With UPVC double glazed bay window to the front, spotlights, radiator and door to the en-suite.

En-Suite
Incorporating a three piece suite comprising shower with rainfall effect shower head, wall mounted wash hand basin, WC, tiled flooring and walls, spotlights, extractor fan, heated towel rail and UPVC double glazed window to the front.

Bedroom Two
14'7" x 11'1" (4.47 x 3.40)
Carpeted room with UPVC double glazed windows to the front and rear and radiator.

Bedroom Three
12'2" x 10'11" (3.72 x 3.34)
Carpeted room with UPVC double glazed window to the rear and radiator.

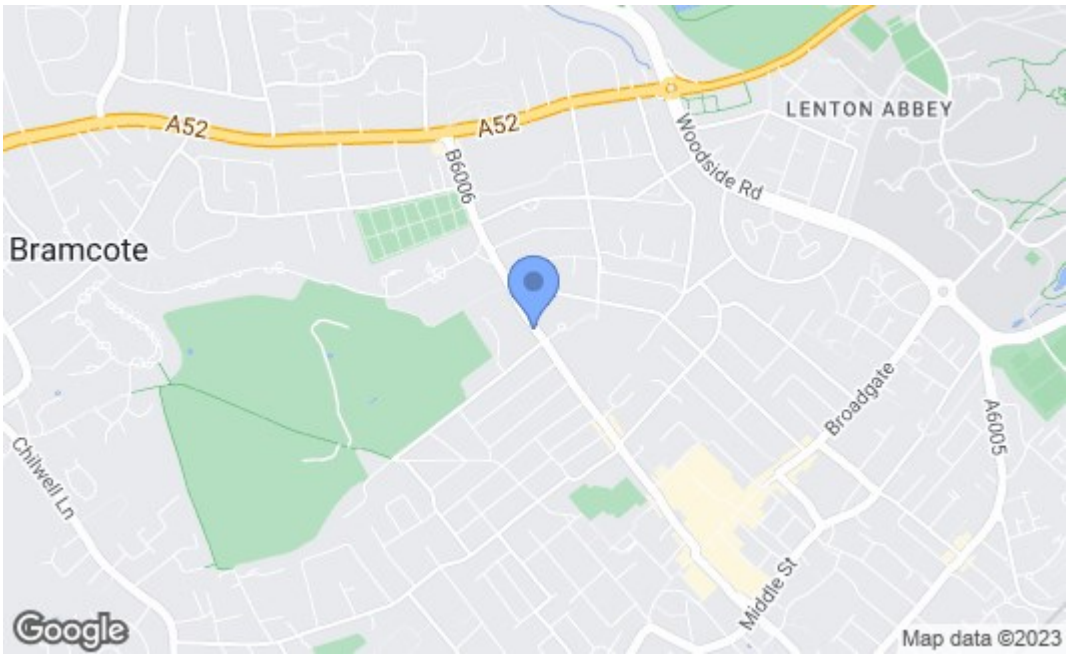
Family Bathroom
Incorporating a three piece suite comprising panelled bath with rainfall effect showerhead over, pedestal wash hand basin, WC, tiled flooring and walls, heated towel rail, spotlights and UPVC double glazed window to the rear.

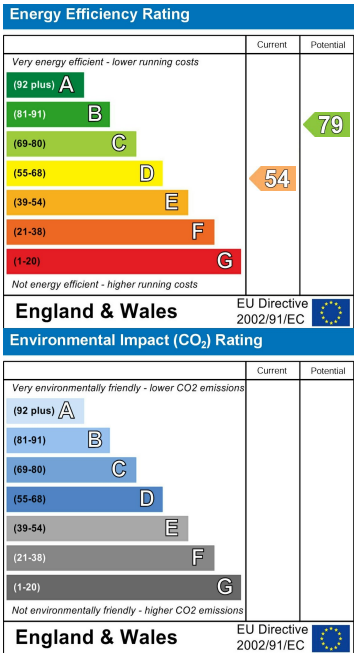
Second Floor Landing
With a door to a vast eaves storage space with power and a Velux window and door to the fourth bedroom.

Bedroom Four
11'10" x 11'7" (3.63 x 3.55)
A loft conversion with a Velux window, built in storage space and a radaitor.

Outside
To the front of the property you will find a gravelled and block paved driveway offering ample car standing, a range of mature trees and shrubs, stocked beds and access through the garage to the rear where you will find a generous private and enclosed garden which includes a decking area overlooking the lawned garden with a gravelled area to the side, a range of stocked beds and borders and a range of mature trees and shrubs including fruit trees.

Garage
14'5" x 10'0" (4.40 x 3.06)
With double doors to the front, power and electricity, space for a tumble dryer and door to the rear garden.





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.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888