



Fellows Road,
Beeston, Nottingham
NG9 1AQ

£395,000 Freehold



An attractive mock Tudor-style Hofton built 1930's three bedroom semi-detached house.

Comprehensively renovated and remodelled by the current vendor since their purchaser five ago, this excellent property now offers a stylish and contemporary interior that will doubtless be of appeal to variety of potential purchasers.

In brief the ready to move into accommodation comprises; entrance hall, sitting room, open plan kitchen diner, WC and utility/office to the ground floor, rising to the first floor are two bedrooms, a further single bedroom and bathroom.

Outside the property has a drive providing car standing and a primarily lawned garden with a Acer tree and to the rear, there is an enclosed and private, primarily lawned garden with patio and garage.

Occupying a particularly sought-after and central Beeston location, within walking access of Beeston Town Centre and well placed for excellent transport links, such as the NET tram and A52, this attractive property is well worthy of viewing.



Entrance Porch

UPVC double glazed entrance door with coloured leaded glazing, tiled flooring, wooden secondary door leading to the entrance hallway.

Entrance Hallway

Stairs to first floor landing, radiator, useful under stairs cupboard.

WC

Fitted with a low level WC, wash hand basin inset to vanity unit, tiled splashback, UPVC double glazed window, heated towel rail and tiled flooring.

Sitting Room

14'10" x 11'11" (4.53m x 3.64m)

UPVC double glazed bay window, radiator, solid fuel burner mounted upon a slate hearth with inset composite timber style mantle above.

Study/Utility

11'10" x 8'5" maximum overall measurements (3.61m x 2.57m maximum overall measurements)

Fitted wall and base units, work surfacing with tiled splashback, plumbing for a washing machine, space for a dryer, tiled flooring, concealed 'Ideal' boiler, radiator and UPVC double glazed door to the exterior.

Kitchen Diner

15'3" x 10'4" (4.66m x 3.17m)

Fitted wall and base units, work surfacing with tiled splashback, single sink and drainer unit with mixer tap, a 'Hotpoint' electric cooker with extractor above, integrated dishwasher, tiled flooring, UPVC double glazed patio doors to the rear garden and inset ceiling spot lights.

First Floor Landing

UPVC double glazed window, loft hatch with retractable ladder to the partially boarded loft space.

Bedroom One

14'9" x 11'10" (4.50m x 3.61m)

UPVC double glazed bay window, radiator and fitted wardrobes.

Bedroom Two

11'10" x 10'2" (3.62m x 3.10m)

UPVC double glazed window and radiator.

Bedroom Three

8'2" x 6'9" (2.50m x 2.08m)

UPVC double glazed window, radiator and fitted wardrobes.

Bathroom

8'3" x 7'8" (2.53m x 2.36m)

Fitted with a low level WC, wash hand basin inset to vanity unit, bath with shower handset, double shower cubicle with mains control over head shower and a further shower handset, fully tiled walls, tiled flooring, wall mounted towel rail, shaver point, two UPVC double glazed windows, inset ceiling spotlights and storage cupboard.

Outside

To the front, the property has a gated drive, further gated access leading to the double driveway with the garage beyond. The garden is primarily lawned with a Acer tree. To the rear the property has a blocked paved patio, lawned garden, outside tap, raised borders and another area of patio/hard standing.

Garage

25'1" x 10'7" (7.67m x 3.23)

Remote control electric up and over door to the front, windows to the side and rear, light and power.

Material Information

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas Fired Central Heating

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

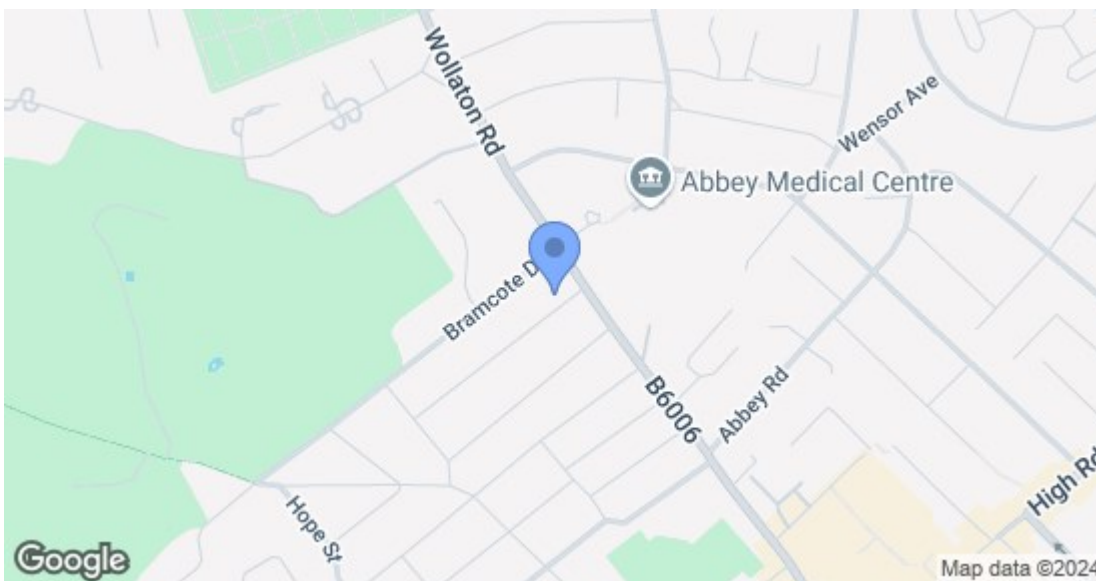
Planning Permissions/Building Regulations: N/A

Has the Property Flooded?: No

Disclaimer

These details and Key facts 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. Full material information is available in hard copy upon request.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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