



**Cromwell Road  
Beeston, Nottingham NG9 1DE**

**Offers Over £625,000 Freehold**

A stunning extended four bedroom Victorian semi-detached house.



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Behind this attractive facade lies a stylish and extensive house with generous accommodation arranged over four floors that has retained a wealth of original character and charm and has been tastefully combined with quality modern fixtures and fittings to provide this fabulous living space.

In brief, the beautifully presented interior comprises: Entrance hallway, large lounge, kitchen/diner with patio doors and feature Velux windows, utility and WC, rising to the first floor are three double bedrooms and an impressive bathroom and to the second floor is a further en-suite double bedroom.

Outside the property has a driveway to the front providing car standing and enclosed gardens to the side and rear with patio and lawn.

Occupying an extremely desirable position within north west Beeston surrounded by other attractive period properties and being well placed for a range of local facilities this truly individual spacious home must be viewed to be fully appreciated.



A recessed porch with feature tiled walls shelters the colour leaded entrance door.

#### Entrance Hallway

With tiled flooring, radiator, cloaks cupboard, stairs up to first floor landing and stairs down to the cellar.

#### Living Room

28'1" x 13'0" decreasing to 12'1" (8.58 x 3.98 decreasing to 3.69)

With two feature Adam style fire surrounds with tiling and inset cast iron fireplace, two radiators, a double glazed bay window to the front and further double glazed sash window to the side.

#### Open Plan Kitchen/Diner

17'6" x 16'7" (5.34 x 5.08)

With an extensive range of fitted base units, oak worksurfaces with splashbacks, a Corion island with one and a half bowl sink and mixer tap, breakfast bar, a range of appliances including integrated dishwasher, fridge and freezer, a Range style cooker with gas hob and extractor above and electric ovens below, inset ceiling spotlights, tiled flooring with underfloor heating, double glazed patio doors leading to the rear garden and feature Velux windows.

#### Utility Room

10'1" x 5'3" (3.08 x 1.62)

With fitted base units, worksurfaces, single sink and drainer with mixer tap, plumbing for a washing machine, space for a dryer, three double glazed windows, wall mounted Glow Worm boiler and extractor fan and airing cupboard housing the hot water cylinder.

#### WC

With WC, wall mounted wash hand basin with tiled splashbacks, tiled flooring, radiator, extractor fan and double glazed wooden window.

#### First Floor Landing

With two radiators, inset ceiling spotlights and under stairs recess and stairs off to second floor landing.

#### Bedroom Two

12'0" x 11'11" + large recess with wardrobe (3.67 x 3.65 + large recess with wardrobe)

With four double glazed sash windows, radiator, feature cast iron fireplace and fitted wardrobe.

#### Bedroom Three

13'4" x 12'1" (4.07 x 3.70)

With double glazed window, cast iron fireplace and radiator.

#### Bedroom Four

12'7" x 7'9" (3.85 x 2.37)

With double glazed window and radiator.

#### Bathroom

With a stylish and modern suite in white comprising WC, wall mounted wash hand basin with tiled splashback, bath with mixer tap, double shower cubicle with mains overhead shower, inset ceiling spotlights, tiled flooring, radiator, wall mounted heated towel rail, two double glazed windows, two feature Velux windows and fitted cupboards.

#### Stairs off to Second Floor Landing

#### Bedroom One

18'8" decreasing to 13'6" x 15'0" (5.71 decreasing to 4.12 x 4.58)

With radiator, fitted wardrobe, two Velux windows and eaves storage cupboard.

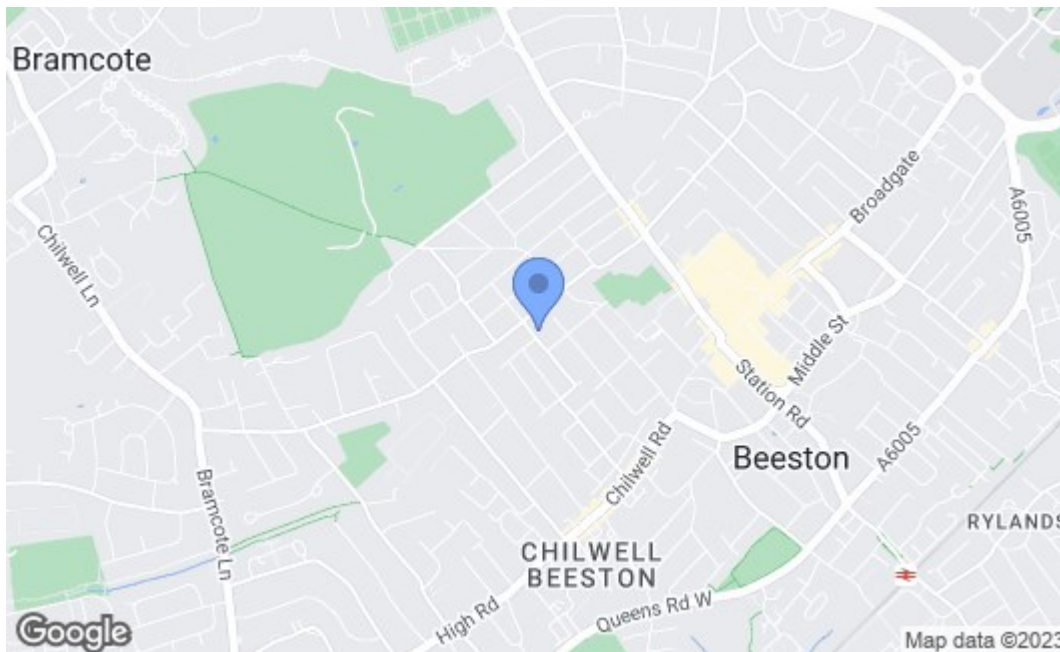
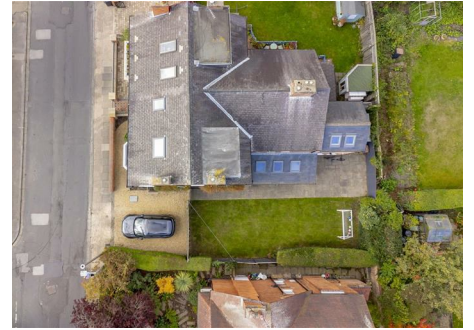
#### En-Suite

With fitments in white comprising WC, wall mounted wash hand basin with tiled splashback, double shower cubicle with mains controlled overhead shower, extractor fan, tiled flooring, wall mounted heated towel rail and double glazed window.

#### Outside

To the front the property has a walled boundary and established shrub border and driveway providing car standing, gated access leads to the rear garden. To the rear the property has an enclosed garden with patio, outside tap, lawn and a timber shed.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.