Robert Ellis

look no further. . .

Clarkes Lane,
Beeston, Nottingham
NG9 5BL

£400,000 Freehold

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A well proportioned three double bedroom detached house with a detached double garage.

Situated in this sought-after and well established residential location, readily accessible for a variety local shops and amenities including; schools, transport links, Beeston Town Centre, Chilwell Retail Park and Attenborough Nature Reserve, this fantastic property is considered an ideal opportunity for a range of potential purchasers including; young professionals, families and investors.

In brief the internal accommodation comprises; entrance hall, lounge, kitchen breakfast room and WC to the ground floor with three good sized double bedrooms and a family bathroom to the first floor.

To the front of the property you will find a spacious driveway leading to the detached double garage at the rear, a lawned area which leads around the side of the property with mature trees and shrubs and gated access to the rear garden, which includes a patio overlooking the lawn beyond with a range of mature trees and shrubs, raised bed and stocked borders.

Offered to the market with the benefit of chain free vacant possession, UPVC double glazing and gas central heating throughout along with ample of potential to extend and reconfigure (subject to the relevant planning permission), this great property is well worthy of an early internal viewing in order to be fully appreciated.

Entrance Hall
Composite entrance door, UPVC double glazed window to the front and side, stairs leading to the first floor, radiator and doors to the WC, kitchen/breakfast room and lounge.

Lounge
18'9" x 16'6" (5.74m x 5.03m)
A carpeted room with UPVC double glazed window to the rear and side, radiator, gas fire with stone surround, UPVC double glazed door to the rear and a door to the kitchen/breakfast room.

Kitchen/Breakfast Room
17'10" x 9'4" (5.46m x 2.85m)
A carpeted room with a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated electric oven and gas hob, space for a fridge freezer, radiator, UPVC double glazed window to the rear and side, useful built in storage cupboard, a pantry/utility room which has plumbing for a washing machine and a wall mounted Worcester combination boiler and a composite door to the side.

Downstairs WC
Fitted with a low level WC, wall mounted wash hand basin, radiator and obscure UPVC double glazed window to the front.

First Floor Landing
With doors to the bathroom and three bedrooms.

Bedroom One
16'4" x 10'8" (4.98m x 3.26m)
A carpeted double bedroom with fitted wardrobes, radiator and UPVC double glazed window to the rear and side.

Bedroom Two
13'7" x 10'0" (4.15m x 3.07m)
A carpeted double bedroom with UPVC double glazed window to the front, loft hatch and radiator.

Bedroom Three
14'4" x 9'4" (4.37m x 2.87m)
A double bedroom with UPVC double glazed window to the rear and radiator.

Bathroom
Incorporating a four piece suite comprising; panelled bath, shower, pedestal wash hand basin, low level WC, vinyl flooring, tiled walls, UPVC double glazed window to the rear, radiator and a useful built in cupboard.

Outside
To the front of the property you will find a spacious driveway leading to the detached double garage at the rear, a lawned area which leads around the side of the property with mature trees and shrubs and gated access to the rear garden, which includes a patio overlooking the lawn beyond with a range of mature trees and shrubs, raised bed and stocked borders.

Garage
18'0" x 16'0" (5.51m x 4.9m)
A detached garage with an electric up and over door to the front, power and electricity, UPVC double glazed window to the side and pedestrian door to the rear.

Council Tax Band
Broxtowe Borough Council Band E

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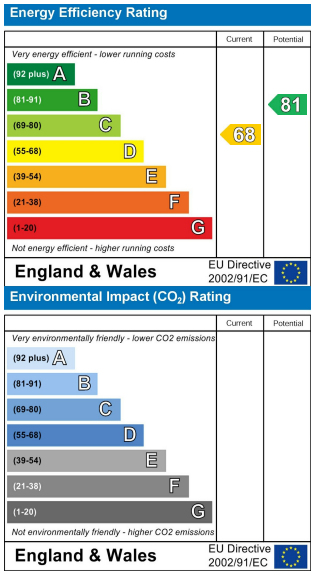
ESTATE AGENTS



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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