



**Coniston Road  
Beeston, Nottingham NG9 3AD**

An extended 1950s three bedroom detached house with a deceptive and versatile interior.

**Offers In The Region Of £450,000 Freehold**



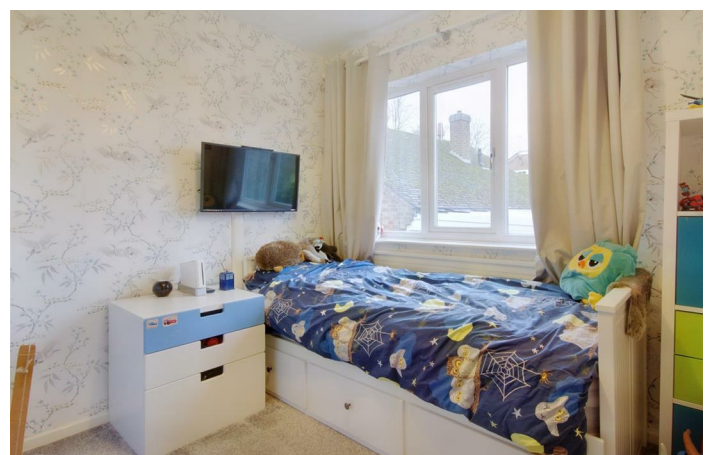
An extended 1950s three bedroom detached house with a deceptive and versatile interior.

Likely to be of appeal to a variety of potential purchasers but considered ideal for a family, the property offers three good sized bedrooms and large open plan living spaces to the ground floor.

In brief, the internal accommodation comprises: Entrance hallway, WC, study, open plan 'L' shaped kitchen/diner, sitting room and utility to the ground floor. Rising to the first floor is a spacious landing, three good sized bedrooms and a bathroom.

Outside the property occupies a generous corner plot with a driveway and ample car standing with a double garage beyond and a private and mature garden to the the side and rear.

Occupying a sought after residential location, conveniently situated for easy access to Beeston town centre and excellent transport links such as the A52, this individual property is well worthy of viewing.



### Entrance Hallway

A panelled wooden entrance door leads to hallway with oak flooring, radiator and stairs off to first floor landing.

### WC

With WC, wall mounted wash hand basin, tiled flooring and UPVC double glazed window.

### Sitting Room

15'7" x 11'5" (4.75 x 3.50)

With UPVC double glazed window and patio door, oak flooring and a solid fuel burner mounted upon a granite hearth with Adam style surround.

### 'L' Shaped Kitchen/Diner

23'7" x 7'7" increasing to 17'0" (7.21 x 2.32 increasing to 5.19)

With a range of fitted wall and base units, granite worksurfaces with splashbacks, single sink and drainer with mixer tap, inset gas hob with air filter above and electric oven and grill below, integrated dishwasher and fridge, inset ceiling spotlights, two radiators and two UPVC double glazed windows.

### Utility

8'10" x 8'10" (2.70 x 2.71)

With fitted base units, worksurfaces with tiled splashback, a Belfast style sink, plumbing for a washing machine, further appliance space, two UPVC double glazed windows and door to the exterior.

### Study

11'11" x 8'6" (3.64 x 2.61)

With radiator and UPVC double glazed window.

### First Floor Landing

With two UPVC double glazed windows and radiator.

### Bedroom One

15'10" x 11'4" (4.85 x 3.47)

With two UPVC double glazed windows and radiator.

### Bedroom Two

11'11" x 8'6" (3.65 x 2.61)

With UPVC double glazed window and radiator.

### Bedroom Three

8'11" x 8'9" (2.73 x 2.69)

With UPVC double glazed window and radiator.

### Bathroom

With a modern suite in white comprising WC, pedestal wash hand basin, jacuzzi style bath, shower cubicle with mains overhead shower and further shower handset, tiled walls, wall mounted heated towel rail, tiled flooring, UPVC double glazed window and extractor fan.

### Outside

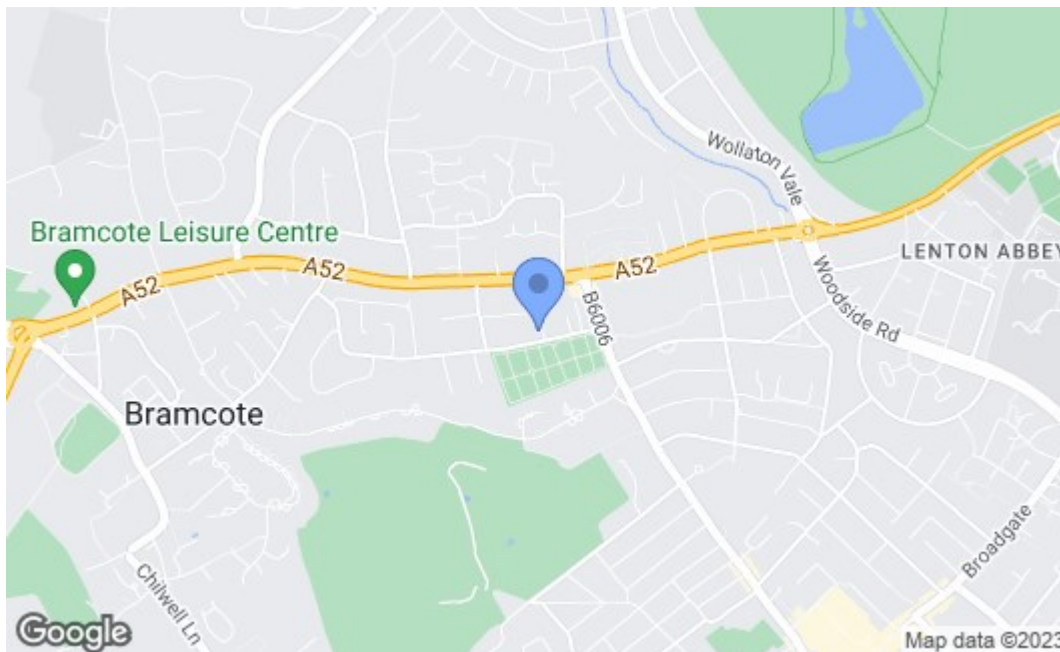
To the front the property has a driveway providing car standing with the double garage beyond and a primarily lawned garden with stocked borders. Gated access leads to an enclosed courtyard style patio with useful brick store and outside tap. To the side and rear, the property has a mature and landscaped garden with well stocked beds and borders, mature shrubs and trees, lawn, patio, pond and a children's climbing frame.

### Garage

22'2" x 15'6" (6.77 x 4.73)

With a remote controlled electric up and over door to the front, UPVC double glazed window and door to the side, light and power.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		57	
(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.