



Derby Road,  
Beeston, Nottingham  
NG9 3AZ

**£449,950 Freehold**



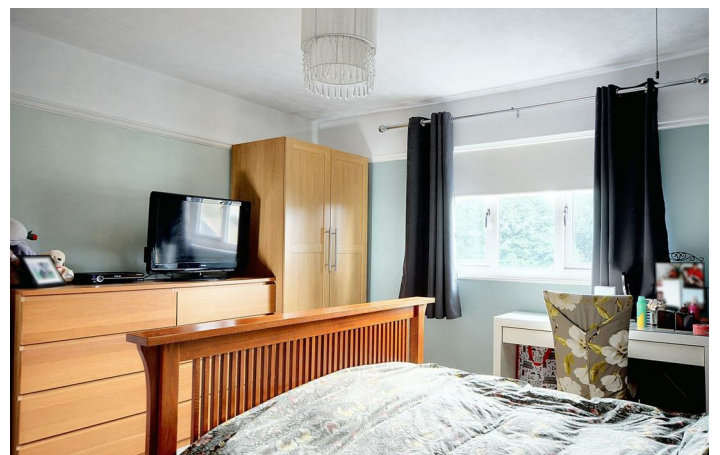
An attractive mock-Tudor style extended three bedroom detached house on a generous plot.

Retaining much of its original character and charm, yet also benefitting from good quality modern fixtures and fittings throughout, this stylish property will appeal to a variety of potential purchasers but is considered ideal for a family looking for larger accommodation.

In brief the beautifully presented interior comprises; entrance porch, spacious hallway, extended kitchen, guest cloakroom, extended sitting room and dining room to the ground floor then rising to the first there are two double bedrooms, a further single and a modern bathroom.

Outside the property has a large driveway to the front providing ample car standing with the garage beyond and to the rear there is a mature and large private garden which is primarily lawned with patio.

Conveniently situated for a wide range of local amenities including the centre's of both Beeston and Nottingham, excellent transport links such as the A52 and M11 and The Queens Medical Centre and the University of Nottingham.



#### Entrance Porch

UPVC double glazed entrance door and secondary original wooden door with feature leaded glazing leads to the entrance hall.

#### Entrance Hall

Wooden leaded window to the side, radiator, wooden flooring, cloak cupboard and stairs leading to the first floor landing.

#### Guest Cloakroom

Fitted with a low level WC, wall mounted wash hand basin, radiator and window.

#### Kitchen

16'9" x 8'11" (5.13m x 2.74m )

With a range of fitted wall and base units, work surfacing with tiled splashback, one and half bowl sink and drainer unit with mixer tap, inset gas hob with air filter above, inset electric oven, plumbing for a washing and dishwasher, radiator, UPVC double glazed window and door leading into the side porch.

#### Side Porch

21'7" x 6'3" (6.58m x 1.91m )

With wooden doors to both front and rear, work surfacing and appliance space.

#### Sitting Room

26'10" x 12'7" plus large inglenook style firepla (8.18m x 3.85m plus large inglenook style fireplac)

Feature UPVC double glazed patio doors with flanking windows, inglenook fire place, radiator, twin leaded window, tile hearth and mantle.

#### Dining Room

13'10" x 12'10" (4.23m x 3.93m )

UPVC double glazed window to the front, radiator and electric fuel effect fire with Adam-style surround.

#### First Floor Landing

UPVC double glazed window to the side and loft hatch.

#### Bedroom One

13'5" x 12'10" ( 4.11m x 3.93m )

Two UPVC double glazed windows and radiator.

#### Bedroom Two

12'9" x 11'10" (3.91m x 3.63m)

UPVC double window and radiator.

#### Bedroom Three

8'9" x 8'11" (2.67m x 2.73m )

Two UPVC double glazed window and radiator.

#### Bathroom

9'9" x 8'11" (2.98m x 2.74m )

Fittings in white comprising; wash hand basin inset to vanity unit with shaver point, low level WC, bath, shower cubicle with mains control over head shower and further shower handset, radiator, two UPVC double glazed windows, inset ceiling spot lights and tiled flooring.

#### Outside

To the front the property has a generous drive, providing ample car standing with the garage beyond and stocked borders with shrubs and trees and a further gravelled area. To the rear the property has an enclosed and private garden with patio, outside tap, primarily lawned garden with mature beds and borders with shrubs and trees and a chicken coup.

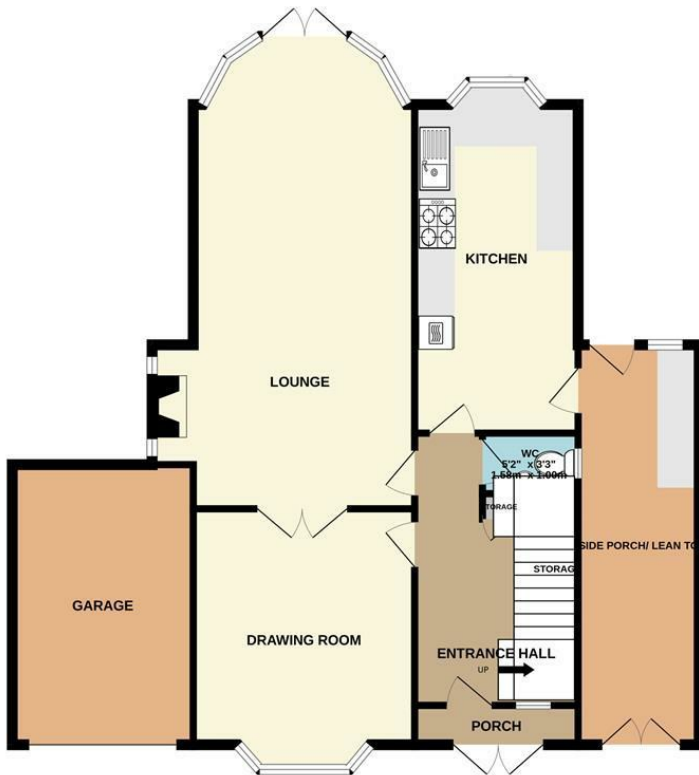
#### Garage

14'3" x 8'1" (4.36m x 2.48m )

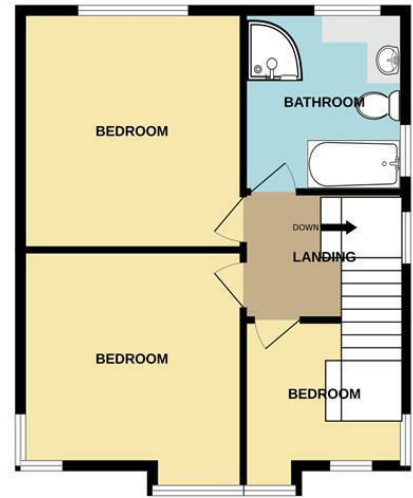
Up and over door to the front, light and power and pedestrian door.



GROUND FLOOR  
1070 sq.ft. (99.4 sq.m.) approx.



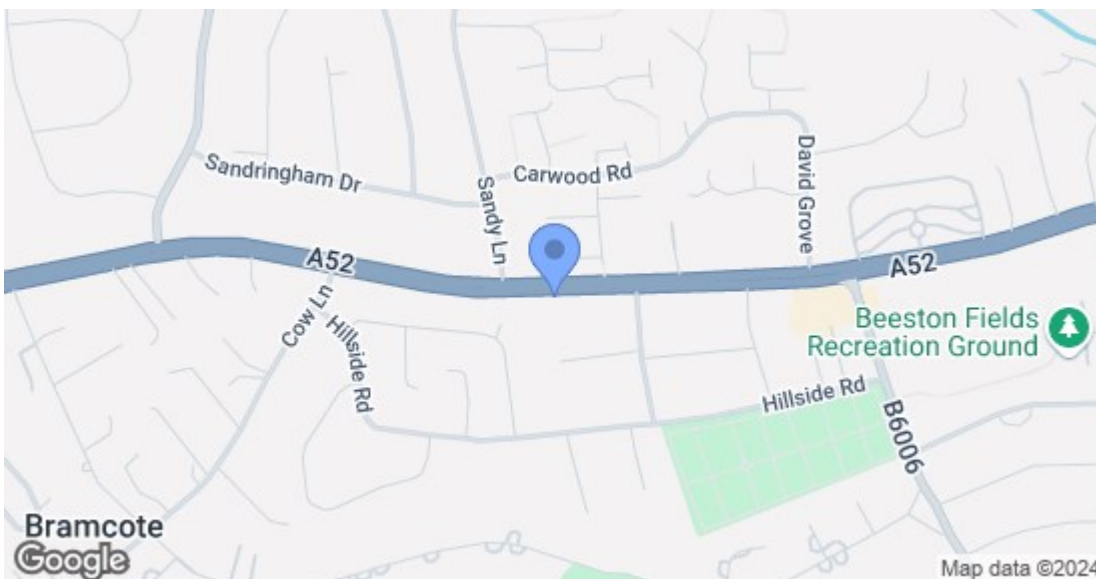
1ST FLOOR  
526 sq.ft. (48.9 sq.m.) approx.



233 DERBY ROAD, BEESTON

TOTAL FLOOR AREA: 1596 sq.ft. (148.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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	

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