



Park Road,
Beeston, Nottingham
NG9 4DA

£595,000 Freehold



Glenboro is a stunning Victorian four-bedroom, semi-detached house, that has retained a wealth of original character and charm.

Offering generous proportions throughout, this particularly deceptive home with large reception spaces, including an open plan kitchen diner to the rear, offers a most appealing living space that has been maintained and upgraded by the current vendors including recently replaced high quality period correct weights and cords double glazed sash windows in almost all of the windows, yet still offers development potential, subject to the necessary consents.

In brief the appealing interior comprises: spacious entrance hall, dining room, sitting room, kitchen diner, garden room/play room, utility and guest cloakroom to the ground floor, rising to the first floor is a spacious landing with cupboard, principle ensuite bedroom, three further bedrooms and shower room.

The property has parking to the front, and to the rear has a large private mature garden with patio, lawn and an excellent garden room and workshop.

Tucked away in this exclusive location, within the Cottage Grove Conservation Area, but also within easy walking distance of Chilwell High Road, Beeston Town Centre, excellent transport links and a range of the amenities, this wonderful property simply must be viewed in order to be truly appreciated.



A recess porch with original tiled flooring shelters the wooden colour leaded glazed entrance door.

Entrance Hallway

Exposed and varnished floorboards, radiator, stairs off to the first floor landing and useful under stairs cupboard.

Dining Room

13'4" x 12'9" (4.08 x 3.91)

Wooden double glazed bay window to the rear, radiator, exposed and varnished floorboards.

Sitting Room

14'7" x 14'0" (4.46 x 4.29)

Original box bay window to the front, two radiators, a solid fuel burner mounted upon a slate hearth with a feature stone Adam-style surround.

Kitchen Diner

17'5" x 11'10" (5.32 x 3.63)

With a range of fitted wall and base units, work surfacing with tiled splashback, an island with work top and breakfast bar, induction hob with filter above and inset electric oven and combination microwave and oven below, integrated fridge and freezer, integrated dishwasher, one and half bowl sink and drainer unit with insinkerator and mixer tap, an original fitted cupboard, radiator, inset ceiling spotlights, double glazed sash window and doors to the exterior.

Garden Room/Play Room

11'2" x 6'7" (3.41 x 2.01)

Radiator, double glazed wooden sash window, and double glazed patio door leading to the exterior.

Utility Room

7'7" x 4'9" (2.33 x 1.46)

Fitted wall and base units, work surfacing, single sink and drainer unit with mixer tap, plumbing for a washing machine, space for a dryer and freezer, inset ceiling spotlights and radiator.

Guest Cloakroom

Fitted with a low level WC, pedestal wash hand basin with tiled splashback, wooden double glazed window and inset ceiling spotlights.

First Floor Landing

A spacious landing with a feature roof light, loft hatch with retractable wooden ladder and a large airing cupboard, housing the 'Vaillant' boiler and hot water cylinder.

Main Bedroom Suite

12'3" x 12'0" plus door recess (3.74 x 3.67 plus door recess)

Wooden double glazed sash window, radiator, recess within the chimney with a stone flag-style hearth and rustic brick surround.

En-Suite

12'1" x 5'2" (3.70m x 1.59m)

Fitments in white comprising: pedestal wash hand basin, low level WC, bath, part tiled walls, UPVC double glazed window, a further second wooden window and tiled flooring.

Bedroom Two

12'9" x 11'5" (3.89 x 3.50)

Wooden double glazed sash window and radiator.

Bedroom Three

12'0" x 11'5" (3.68 x 3.49)

Double glazed wooden sash window and radiator.

Bedroom Four

8'3" x 6'6" (2.54 x 1.99)

Wooden double glazed sash window and radiator.

Shower Room

Fitted with a low level WC, wash hand basin mounted upon a wooden plinth, large shower cubicle with rain shower powered by a pump, part tiled walls, wooden double glazed window and radiator.

Outside

To the front the property has a drive, providing car standing, a hedge boundary and shrub border with slate chipping, power point and gated access to the rear. To the rear the property has a large and private garden, with a patio and outside tap, lawn raised border, shrubs and trees, play area with synthetic grass and useful garden room and workshop.

Garden Room

13'0" x 10'11" (3.98 x 3.33)

With light and power, insulation, hard wired internet running from the house, UPVC double glazed window and patio door.

Second Garden Room

10'11" x 7'6" (3.34 x 2.30)

A versatile room currently being used as a workshop, with light and power, UPVC double glazed door to the exterior and inset ceiling spotlights.

Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: Conservation Area

Rights and Easements: None

Planning Permissions/Building Regulations: Granted for the garden room

Accessibility/Adaptions: 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.



GROUND FLOOR
884 sq.ft. (81.2 sq.m.) approx.



1ST FLOOR
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA: 1543 sq.ft. (143.3 sq.m.) approx.
While 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.
Made with Metropix ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	78
(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	

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.