



Imperial Road,
Beeston, Nottingham
NG9 1FN

£475,000 Freehold



We are delighted to offer for sale this substantial three storey, five bedroom Victorian end of terrace house.

This period property is full of character and has been particularly well maintained and improved over the years by the current owners who have made it into a great family home. Features of this property include sash style double glazed windows, gas fired central heating served from a combination boiler, two generous reception rooms both with open fires and a great family dining kitchen.

As soon as you enter the front door, you have a welcoming hallway with high ceilings that continue throughout the building. With accommodation over three floors, the first floor landing giving access to four generous bedrooms and a newly fitted family bathroom and the second floor landing giving access to a large double bedroom and en-suite.

Situated on a corner position in this highly regarded tree lined avenue, close to the heart of Beeston within walking distance of the vibrant town centre itself which offers an array of national and independent retailers and a great mix of restaurants, bistros, cafes and bars for all tastes, Beeston also boasts a cinema and great transport links with tram, bus, rail and good cycle networks. Beeston is also ideal for Nottingham University, the Queen's Medical Centre and the Headquarters of Boots.

Another feature of this property is a purpose built, modern cabin in the garden which is insulated and has double glazing and is currently used as a consultancy room making it ideal for those wishing to work from home or equally could be used as a gym, chill out area or children's den etc. The rear garden offers a nice space to sit and relax with a contemporary feel.

An instantly attractive Victorian villa, the size of which can only be fully appreciated once viewed internally.



Entrance Hall

With an attractive staircase leading to the first floor with door leading to cellar having three compartments, light and power. Oak wood flooring and doors to all ground floor rooms.

Cellar

A large cellar with three compartments, light and power.

Lounge

14'8" (into bay) x 14'6" (4.48 (into bay) x 4.44)
Feature original cast iron open fireplace, original coving and picture rail, double glazed sash style square bay window to the front.

Dining Room

13'5" x 11'0" (4.11 x 3.36)
Open fireplace, wood flooring, original coving and picture rail. Double glazed window to the side.

Family Dining Kitchen

17'3" x 11'1" (5.28 x 3.38)
Incorporating a modern fitted range of wall, base and drawer units with worksurfaces and inset Belfast sink unit. Feature Range style cooker, plumbing and space for washing machine and dishwasher and appliance space. Table and chair space, cupboard housing the gas combination boiler (for central heating and hot water). Radiator, double glazed window and double glazed French doors opening to the rear garden.

Utility Room

First Floor Landing

With wood spindle balustrade, stairs continuing to the second floor, fitted cupboard, doors to four of the bedrooms and family bathroom.

Bedroom 1

12'8" x 11'11" (3.87 x 3.65)
Original cast iron fireplace, radiator and double glazed sash style windows to the front.

Bedroom 2

13'7" x 12'2" (4.15 x 3.71)
Original cast iron fireplace and double glazed sash style window to the side.

Bedroom 3

10'0" x 9'10" (3.05 x 3.02)
Radiator and double glazed window to the rear.

Bedroom 4

8'9" x 8'0" (2.67 x 2.44)
Radiator and double glazed sash style window to the front.

Bathroom

Incorporating a newly fitted three-piece suite low flush WC, pedestal wash hand basin, roll top freestanding bath, part tiled wall, heated towel rail and UPVC double glazed window to the rear aspect.

Bedroom 5

17'6" x 13'7" (5.34 x 4.16)
A large double room with double glazed Dormer window to the front.

En Suite

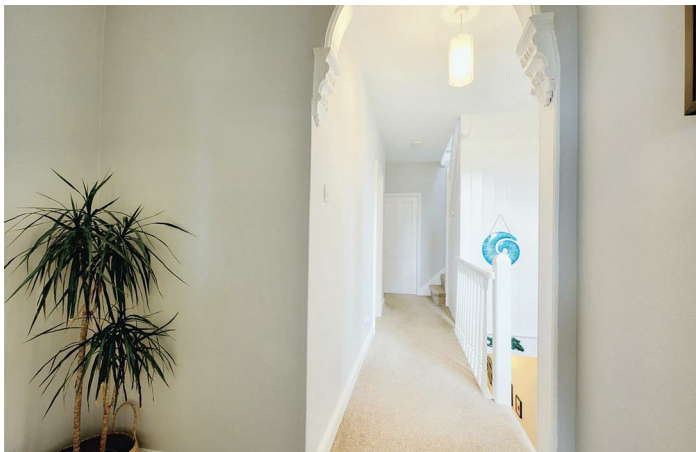
Incorporating a newly fittings three-piece suite low flush WC, pedestal wash hand basin and walk in mains powered shower and part tiled walls.

Outside

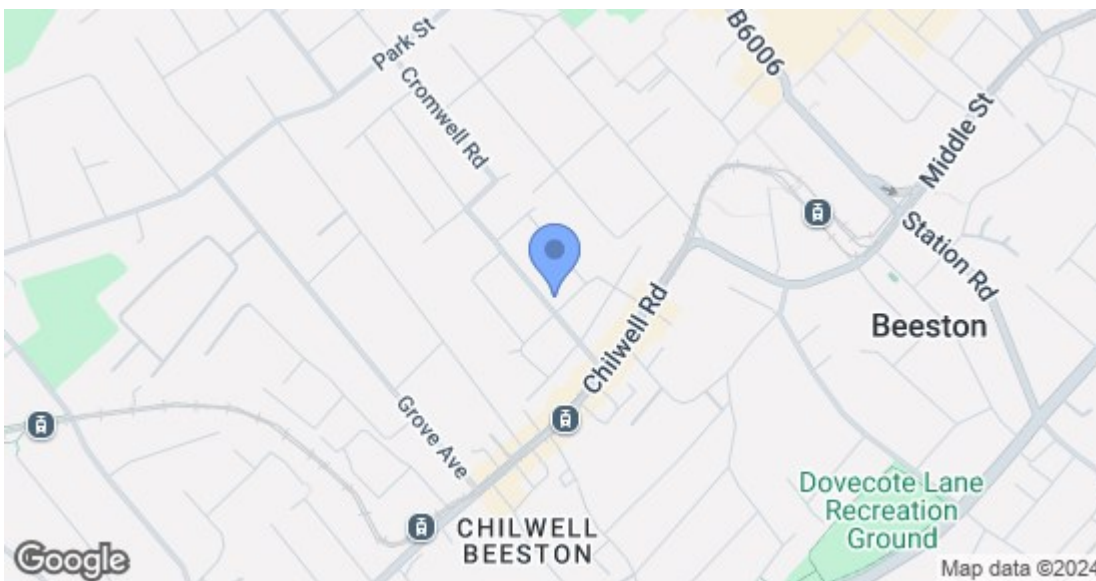
The property is situated on a corner position with a walled in front garden with evergreen hedging and a wrought iron gate leading to the front door. The rear garden is walled, fenced and enclosed, attractively landscaped with ease of maintenance in mind with Indian stone paving and patio, shrub beds gated pedestrian access leading to Newton Street and at the foot of the garden plot can be found the purpose built cabin.

Cabin

9'2" x 6'11" (internal measurements) (2.81 x 2.12 (internal measurements))
Recently installed by Cabinmaster, this timber constructed garden room is fully insulated, double glazed and has light and power. Currently used as a consultancy room but equally ideal for those wishing to work from home or could be used as a studio, home gym, chill out area etc.



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		56	
(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.