



Station Road,  
Beeston, Nottingham  
NG9 2AB

**£450,000 Freehold**





An attractive Victorian five bedroom semi-detached with versatile accommodation arranged over three floors.

Benefitting from a loft conversion with a en-suite and a extended kitchen diner, with Velux windows and patio doors to the garden, this excellent property has retained much of its original character and charm, seamlessly blended with modern fixtures and fittings throughout.

In brief the well presented interior comprises; entrance hall, sitting room, dining room, open kitchen diner to the ground floor, then rising the first floor are four bedrooms and a family bathroom and to the second floor is a further double bedroom with en-suite.

Outside the property has parking to the front and to the rear there is a private and enclosed mature garden, excellent for family life and entertaining.

Occupying a particular convenient position on the edge of Beeston Town Centre, well placed for local shops, Beeston Train Station and a range of parks and other facilities.





A recessed porch with tiled flooring shelters the composite double glazed entrance door.

#### Entrance Hallway

With tiled flooring, radiator with cover, under stairs cupboard and recess and stairs leading to the first floor landing.

#### Sitting Room

15'8" into bay x 12'9" (4.78m into bay x 3.89m )

UPVC double glazed bay window, further UPVC double glazed window to the side, radiator and a feature fuel effect gas fire with Adam-style surround and hearth.

#### Dining Room

13'8" x 11'2" (4.17m x 3.42m )

UPVC double glazed window, fuel effect gas fire with attractive Adam-style surround.

#### Kitchen Diner

17'7" x 16'5" (5.37m x 5.01m )

An impressive range of modern fitted wall and base units, work surfacing with splash back, island with breakfast bar and socket stack, one and half bowl sink and drainer unit with mixer tap, inset induction hob with extractor above, inset electric oven, grill and microwave, plumbing for a washing machine, integrated dishwasher, four UPVC double glazed windows, double glazed patio doors leading to the rear garden and three Velux windows.

#### First Floor Landing

Stairs rising from the ground floor, carpet flooring and stairs rising to the second floor.

#### Bedroom One

17'0" decreasing to 11'4" x 13'0" (5.19m decreasing to 3.46m x 3.97m )

UPVC double glazed bay window, further UPVC double glazed window, radiator and original cast iron fireplace.

#### Bedroom Two

11'3" x 5'10" (3.44m x 1.80m )

UPVC double glazed window and radiator.

#### Bedroom Three

11'4" x 7'6" (3.47m x 2.30m )

UPVC double glazed window and radiator.

#### Bathroom

7'9" x 6'7" (2.37m x 2.01m )

Fittings in white comprising; low level WC, wash hand basin inset to vanity unit with mirror above, bath with Mira shower over, part tiled walls, wall mounted heated towel rail, tiled flooring, UPVC double glazed window.

#### Bedroom Four

10'5" x 9'4" (3.18m x 2.86m )

UPVC double glazed window and radiator.

#### Second Floor Landing

Stairs rising from the first floor.

#### Bedroom Five

15'11" x 13'2" (4.87m x 4.03m )

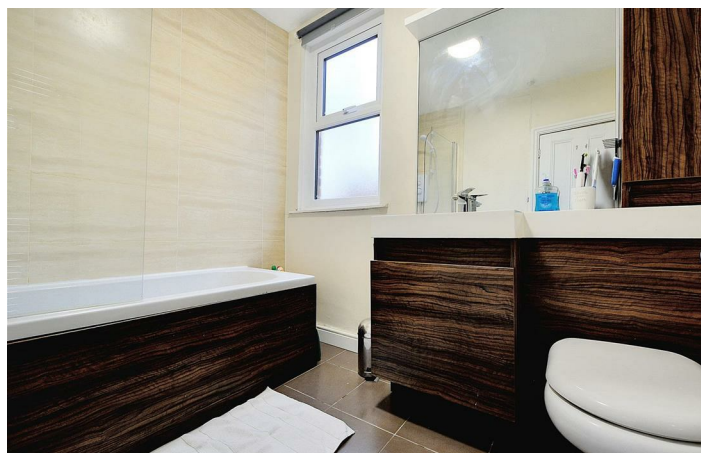
Radiator, useful eaves storage cupboards and two Velux windows.

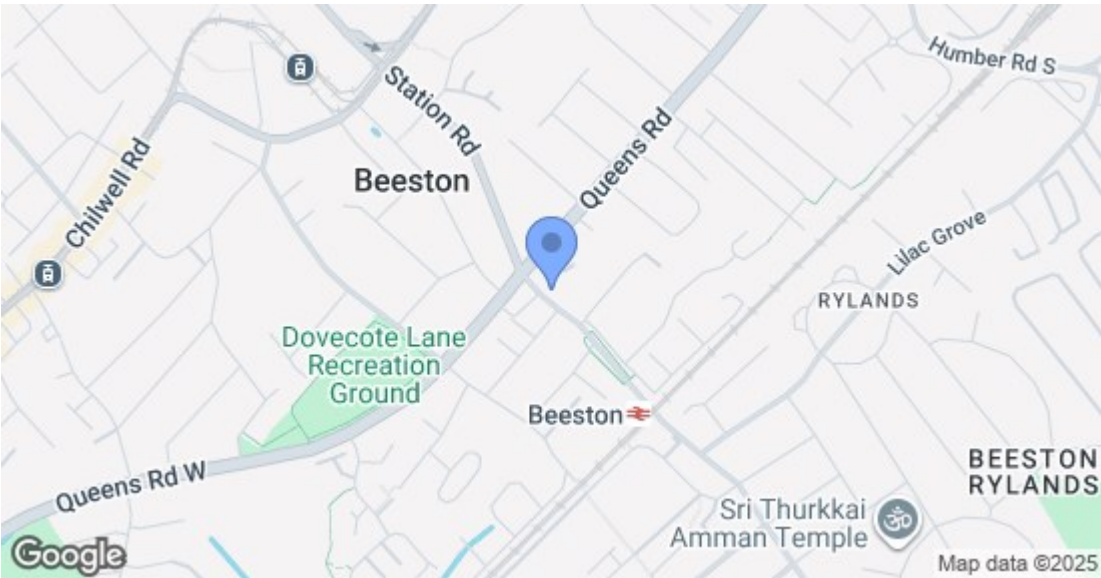
#### En-Suite

Three piece suite comprising; low level WC, wall mounted wash hand basin, shower cubicle with Mira shower over, fully tiled walls, tiled flooring and extractor fan.

#### Outside

To the front the property has parking for two vehicles and gated access leading along side the property to the rear. To the rear the property has a enclosed and mature private garden with outside tap, mature shrub borders, a timber shed with power and lighting, entertaining area with pizza oven, built in BBQ and a raised terrace seating area.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		66
(55-68) D		
(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 <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		
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.