



Autumn Way,  
Beeston, Nottingham  
NG9 2JW

**£375,000 Leasehold**





An extended four-bedroom semi-detached house with a garage.

Situated in this popular and convenient residential location, just a short distance from a range of local shops and amenities including schools, transport links, The University of Nottingham, Queens Medical Centre, and Beeston Town Centre, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including families.

In brief the internal accommodation which is arranged over three floors comprises: entrance hall, WC, open plan kitchen living diner, and a sitting room to the ground floor, with two good sized double bedrooms, a further single bedroom, and family bathroom to the first floor, and to the second floor you will find the principal bedroom with en-suite.

Outside the property benefits from a driveway and single garage, and to the rear there is a private and enclosed garden.

Having been upgraded and extended by the current vendors, this spacious property is offered to the market with the benefit of open plan living, a range of modern fixtures and fittings, and truly must be viewed in order to be fully appreciated.



### Entrance Hallway

A composite front door, tiled flooring, radiator, stairs to the first floor, fitted under stairs storage cupboard and units, and doors to the WC, and kitchen living diner.

### WC

Fitted with a low level WC, wash hand basin inset to vanity unit, tiled flooring, and part tiled walls, radiator, and UPVC double glazed window to the front.

### Kitchen Living Diner

25'1" reducing to 12'2" x 16'2" reducing to 9'3" (7.65m reducing to 3.73m x 4.94m reducing to 2.84m )

Parquet flooring throughout, a range of wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, integrated electric oven with induction hob, aluminium splashback, and air filter over, space for a fridge freezer, plumbing for a washing machine, integrated dishwasher, two radiator, under stairs built-in storage cupboard, inset ceiling spot lights, UPVC double glazed window to the front and sliding doors through to the sitting room.

Sitting Room: Parquet flooring, two feature Velux windows, contemporary radiator, inset ceiling spot lights, and UPVC double glazed bi-fold doors to the rear.

### First Floor Landing

With UPVC double glazed window to the sides, stairs to the second floor, airing cupboard housing the hot water cylinder and doors to the bathroom and three bedrooms.

### Bedroom Two

12'2" x 9'3" (3.72m x 2.84m )

A carpeted double bedroom with radiator, and UPVC double glazed window to the rear.

### Bedroom Three

12'7" x 9'3" (3.85m x 2.84m )

A carpeted double bedroom with radiator, and UPVC double glazed window to the front.

### Bedroom Four

9'1" x 6'7" (2.79m x 2.01m )

Laminate flooring, radiator and UPVC double glazed window to the rear and bathroom.

### Bathroom

Incorporating a three-piece suite comprising: panelled bath with mains-controlled shower over, pedestal wash hand basin, low-level WC, laminate flooring, tiled splashbacks, radiator, extractor fan and UPVC double glazed window to the front.

### Second Floor Landing

With radiator and door to the principal bedroom.

### Principal Bedroom

15'8" x 12'5" (4.79m x 3.8m )

A carpeted double bedroom with fitted wardrobes, two radiator, inset ceiling spot lights, UPVC double glazed window to the front, loft hatch and door through to the en-suite.

### En-Suite

Incorporating a three-piece suite comprising: shower cubicle with mains-controlled shower, pedestal wash hand basin, low level WC, tiled flooring and splashbacks, radiator, extractor fan, and feature Velux window.

### Outside

To the front of the property there is low maintenance shrub hedging, path leading to entrance door, small lawn to the side, a detached single garage, and gated side access to the private and enclosed rear garden, which includes a patio overlooking the lawn beyond, a further patio with timber pergola, shrub borders, brick and fence boundaries.

### Garage

Up and over garage door to the front.





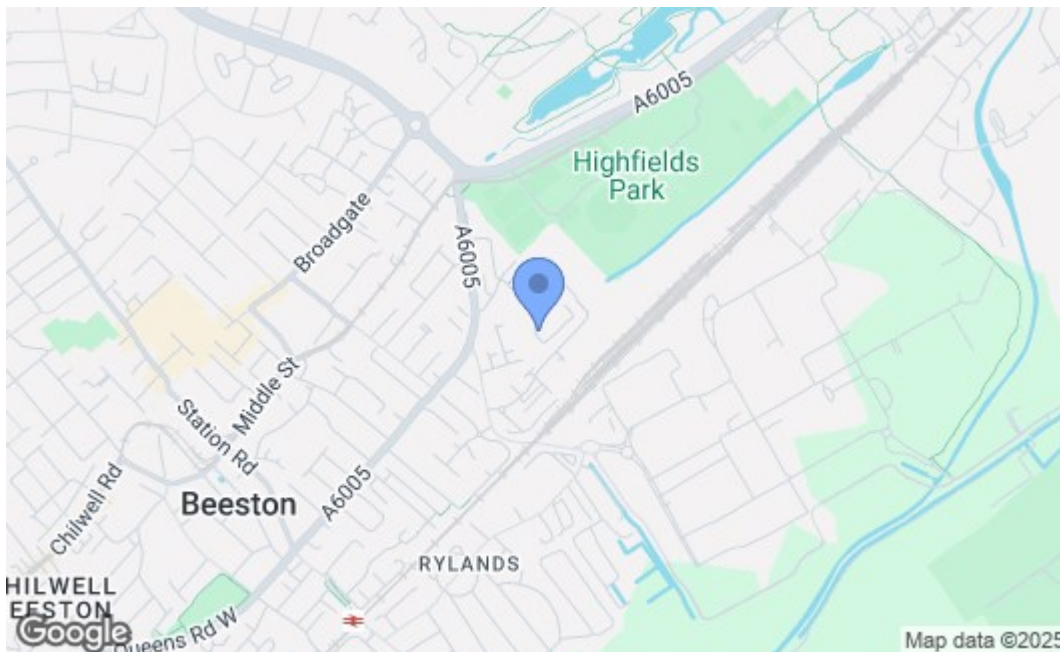
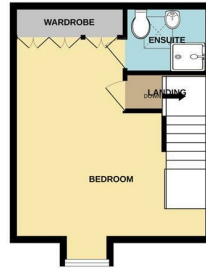
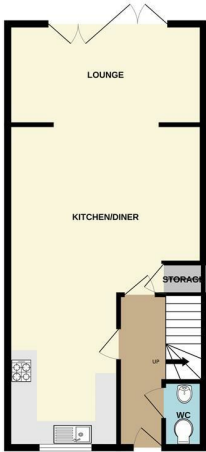


Robert Ellis  
ESTATE AGENTS

GROUND FLOOR

1ST FLOOR

2ND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(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	

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.