



Derby Road,  
Beeston, Nottingham  
NG9 3AN

**£330,000 Freehold**



An individual two-bedroom detached house.

Offering a spacious and versatile interior with bedrooms to both ground and first floor level, this unique house, has been remodelled for those with mobility issues, though could easily be adapted to suit a range of potential purchasers.

In brief the internal accommodation comprises: entrance hall, kitchen, sitting room, a particularly large bedroom with ensuite, rising to the first floor is a further bedroom and shower room.

Outside the property has a drive providing ample car standing, with the garage beyond, a primarily lawned front garden with mature stocked beds and borders.

Available to the market with chain free vacant possession, and being situated in an established residential location, convenient for the centres of both Beeston and Nottingham as well as a range of other facilities this great property is well worthy of viewing.



### Entrance Hall

Composite entrance door, radiator, stairs leading to the first floor landing.

### Kitchen

11'5" x 11'1" (3.48m x 3.40m )

Fitted wall and base units, work surfacing with tiled splashback, one and half bowl sink with mixer tap, a 'Range' Master style cooker with air filter above, integrated fridge and freezer, plumbing for washing machine, radiator, and UPVC double glazed window.

### Sitting Room

18'9" x 11'3" (5.72m x 3.43m )

UPVC double glazed window to the side, UPVC double glazed patio doors to the front, fuel effect gas fire with Adam-style surround and radiator.

### Bedroom

22'0" x 21'8" maximum overall measurements (6.72m x 6.61 maximum overall measurements )

UPVC double glazed patio door, two UPVC double glazed windows and two radiators.

### En-Suite/Wet Room

Fitments in white comprising pedestal wash hand basin, low level WC, mains controlled shower, fully tiled walls, wall mounted heated towel rail, UPVC double glazed window and extractor fan.

### First Floor Landing

With Velux window.

### Bedroom Two

11'5" x 14'3" (3.49m x 4.36m )

Velux window and radiator.

### Shower Room

With fitments in white comprising WC, pedestal wash hand basin, shower cubicle with Mira shower over, radiator, extractor fan, and useful storage cupboard.

### Garage

6'11" x 8'6" (2.13m x 2.60m )

Up and over door to the front, UPVC double glazed window to the side, and wall mounted 'Baxi' boiler.

### Outside

To the front the property has a mature primarily lawned garden, with mature shrubs and trees, and to the rear the property has a drive providing car standing with the garage beyond and path that runs along side the property with an outside tap.

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

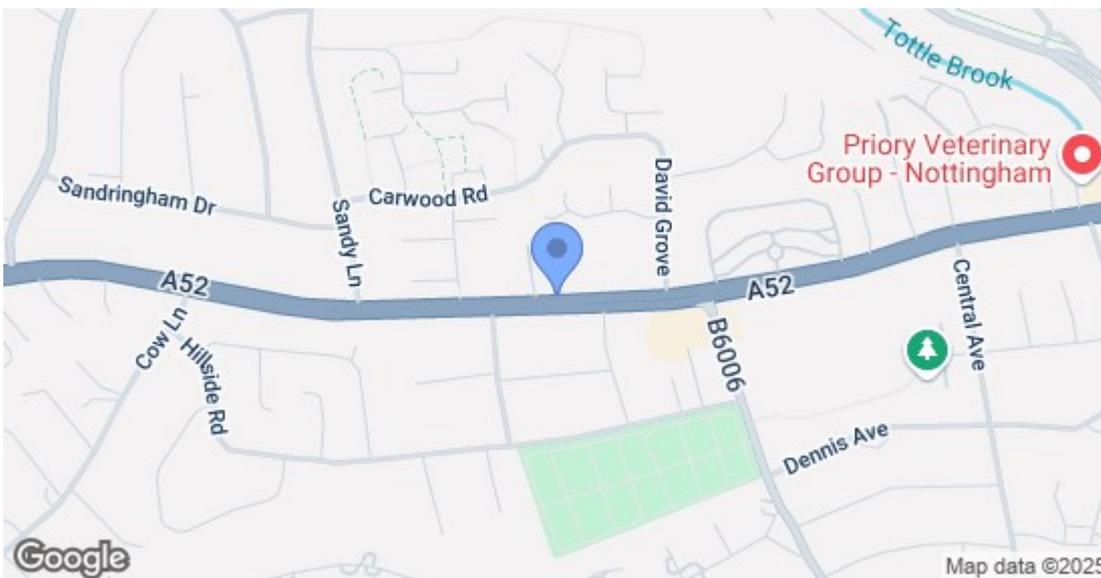
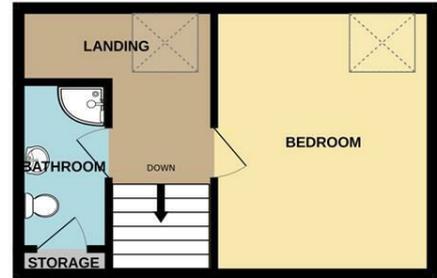
Has the Property Flooded?: No

### 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.



Robert Ellis  
ESTATE AGENTS



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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
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			
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