



Hall Drive,  
Beeston, Nottingham  
NG9 5BY

**£400,000 Freehold**



A stunning extended three-bedroom 1930's semi-detached house.

Comprehensively renovated and extended, this property is finished to an exceptionally high standard and benefits from an open-plan kitchen diner with feature roof lantern and bi-fold doors, and a particularly useful garden/home studio which is fully sound proof.

In brief the stylish and contemporary interior comprises: entrance hall, shower room/utility, cinema room, sitting room, and kitchen diner to the ground floor, rising to the first floor are three good sized double bedrooms and a bathroom.

Outside the property has a drive to the front providing car standing, with an EV charger point, and a established garden, and then to the rear has an enclosed and landscaped garden, a garden room/home studio and a further covered area with a bar, ideal for entertaining.

Seldom do houses come to the market finished to this standard in such a popular and convenient residential location, therefore viewing is considered essential to fully appreciate this property.



A canopy shelters the composite front entrance door.

#### Entrance Hall

UPVC double glazed window to the side, stairs to first floor landing, useful under stairs storage, and underfloor heating which is present throughout the entirety of the first floor.

#### Shower Room/Utility

10'5" x 7'6" (3.18m x 2.30m )

With fittings in white comprising: low level WC, wall mounted wash hand basin inset to vanity unit, double shower cubicle with mains overhead shower and further shower handset, part tiled walls, extractor fan, plumbing for a washing machine, further appliance space, fitted work surfacing, wall mounted cupboards, wall mounted 'Ideal' boiler, and UPVC double glazed window.

#### Cinema Room

11'9" x 10'9" (3.60m x 3.30m )

With fitted media wall.

#### Sitting Room

10'9" x 10'5" plus bay (3.30m x 3.18m plus bay )

UPVC double glazed bay window, and a solid fuel burner mounted upon a slate hearth.

#### Kitchen Diner

21'10" x 13'4" (6.67m x 4.07m )

With an extensive range of fitted quality wall and base units, quartz work surfacing with splashback, island with quartz work surfacing, breakfast bar, induction hob with extractor above, inset electric oven, combination oven and microwave and warming drawer, integrated drinks fridge, integrated dishwasher, washing machine, one and half bowl sink with 'Quooker' water and water filter, inset ceiling speakers spotlights, UPVC double glazed window, aluminium bi-fold doors and feature roof lantern.

Oak staircase with glazed panels off to the first-floor landing.

#### First Floor Landing

UPVC double glazed window to the side, loft hatch with retractable ladder.

#### Bedroom One

10'9" x 11'0" (3.28m x 3.37m )

UPVC double glazed window and radiator.

#### Bedroom Two

10'11" x 10'4" (3.35m x 3.17m )

UPVC double glazed window and radiator.

#### Bedroom Three

15'3" x 8'3" (4.66m x 2.54m )

Fitted wardrobes, two radiators, and UPVC double glazed.

#### Bathroom

8'4" x 6'8" (2.55m x 2.05m )

With quality fittings in white comprising: low level WC, wash-hand basin inset to vanity unit, bath with shower over, fully tiled walls, wall mounted heated towel rail, recess fitted shelving, UPVC double glazed window, and inset ceiling spotlights.

#### Outside

To the front the property has a blocked paved drive providing ample car standing with an EV charging point, and an established front garden with shrubs. Gated access leads to the rear garden. To the rear the property has an enclosed and landscaped garden with patio, outside tap, raised border with shrubs, synthetic lawn, further patio, garden room/studio, and covered raised terrace with a bar.

#### Garden Room/Studio

10'11" x 7'7" (3.35m x 2.33m )

UPVC double glazed patio door, light and power, insulation, feature wood cladding internal walls.

NB: Potential purchasers should note that this room including the patio door is completely sound-proof and could be used for a variety of purposes.

#### 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

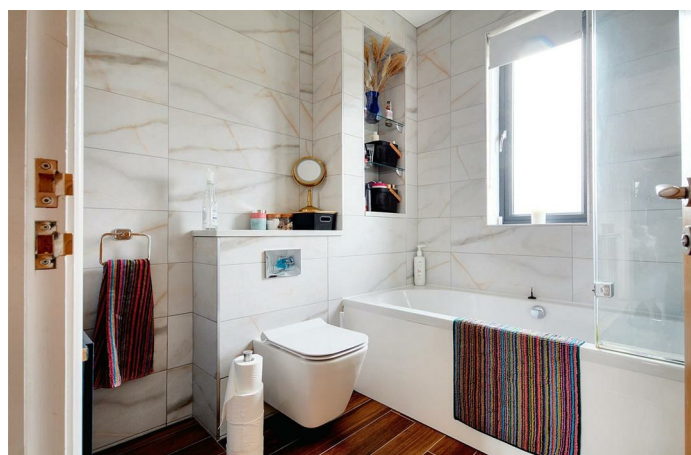
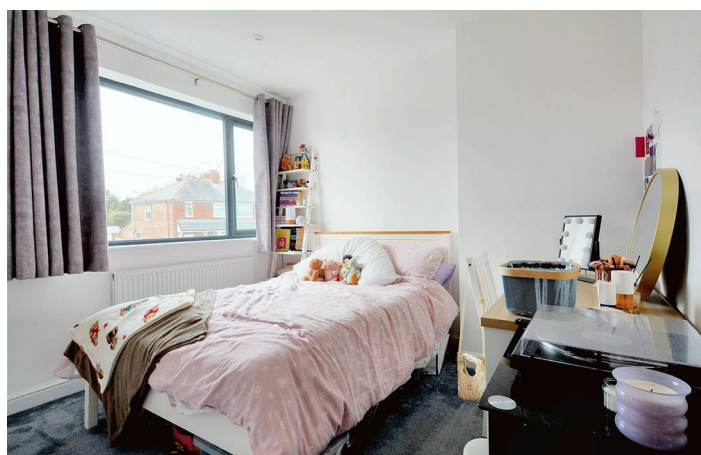
Planning Permissions/Building Regulations: Obtained for work carried out.

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.





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			
		64	80
<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	

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