



Plessey Road,
Beeston Rylands, Nottingham
NG9 1NZ

£435,000 Freehold



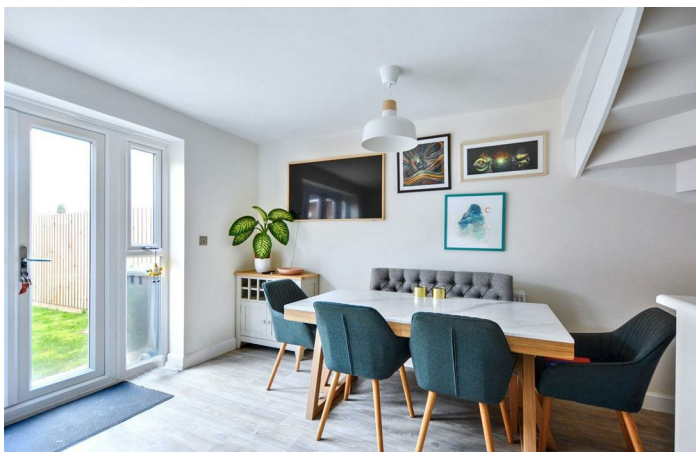
A well-presented four-bedroom semi-detached house, with a garage.

Situated in this sought-after and convenient residential location, within easy reach of a variety of local shops and amenities, including schools, transport links, Beeston Town Centre, and The University of Nottingham, and Boots Head Office, this fantastic property is considered an ideal opportunity for a range of potential purchasers including young professionals and families.

In brief the internal accommodation which is arranged over three floors comprises: entrance hall, bedroom four/study, WC, and open plan kitchen living diner to the ground floor, and to the first floor you will find the main bedroom suite, and lounge, then to second floor you will find a further two good sized double bedrooms and family bathroom

Outside you will find a tarmac driveway leading to the garage at the side, with off-road parking for two vehicles, and gated access to the enclosed rear garden, which includes a small paved patio, overlooking the lawn beyond, raised beds and fence boundaries.

Constructed in 2022 by Barratt Homes, this stylish property is offered to the market with a range of modern fixtures and fittings throughout, a versatile living space, and benefitting from seven remaining years, from the original ten years NHBC.



Entrance Hall

A composite entrance door, radiator, built-in cloak cupboard, stairs leading to the first floor, Amtico flooring, and doors to the WC, kitchen living diner, and bedroom four/study.

Bedroom Four/Study

8'11" x 6'1" (2.74m x 1.87m)

UPVC double glazed window to the front, carpet flooring, and radiator.

WC

Fitted with a low-level WC, pedestal wash hand basin with tile splashback, Amtico flooring, and extractor fan.

Kitchen Living Diner

19'10" x 12'10" (6.06m x 3.92m)

With Amtico flooring, radiator, UPVC double glazed French doors with flanking windows to the rear garden, a range of modern wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer, integrated electric oven, with inset gas hob, and extractor fan over, integrated fridge freezer dishwasher, and washing machine, built-in under stairs storage cupboard.

First Floor Landing

With stairs leading to the second floor, radiator, and doors to main bedroom suite and lounge.

Lounge

12'10" x 10'1" (3.92m x 3.09m)

UPVC double glazed window to the front, carpet flooring, and radiator.

Main Bedroom Suite

12'10" x 9'11" (3.93m x 3.04m)

UPVC double glazed window to the rear, carpet flooring, fitted wardrobes, radiator, and door to the en-suite.

En-Suite

Incorporating a three piece suite comprising: walk-in shower, pedestal wash-hand basin, low-level WC, tiled walls, vinyl flooring, heated towel rail, extractor fan, and UPVC double glazed window to the side.

Second floor Landing

With carpet flooring, loft hatch, radiator, useful built-in storage cupboard, and doors to the bathroom and two bedrooms.

Bedroom Two

12'10" x 11'5" (3.93m x 3.49m)

UPVC double glazed window to the rear, carpet flooring, fitted wardrobes, and radiator.

Bedroom Three

12'10" x 10'10" (3.93m x 3.31m)

UPVC double glazed window to the front, fitted wardrobes, carpet flooring, and radiator.

Bathroom

Incorporating a three piece suite comprising: panelled bath with shower over, pedestal wash-hand basin, low-level WC, tiled walls, vinyl flooring, wall mounted heated towel rail, extractor fan, and UPVC double glazed window to the side.

Outside

Outside you will find a tarmac driveway leading to the garage at the side, with off-road parking for two vehicles, and gated access to the enclosed rear garden, which includes a small paved patio, overlooking the lawn beyond, raised beds and fence boundaries.

Garage

A single garage with up and over door to the front.

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

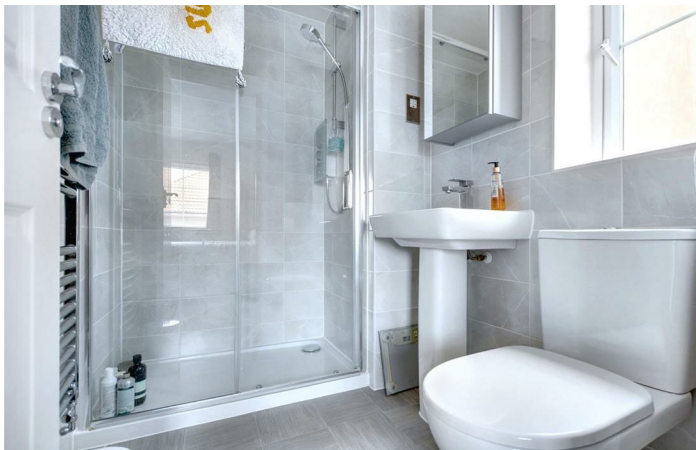
Planning Permissions/Building Regulations: None

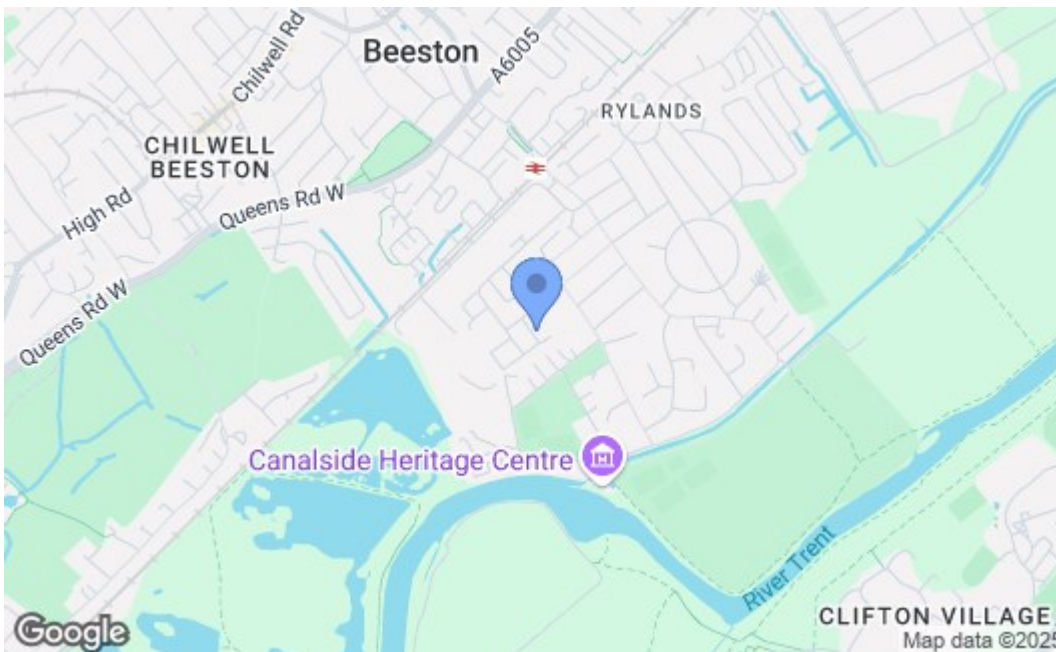
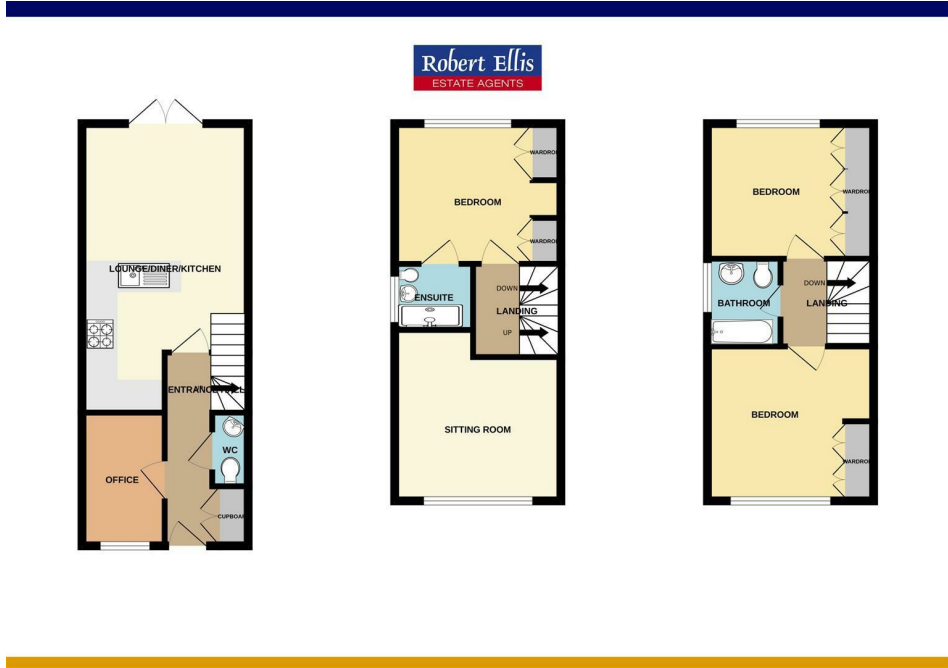
Accessibility/Adaptions: None

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(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 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	

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