



Beechdale Road
Beechdale, Nottingham NG8 3LH

Asking Price £260,000 Freehold

A RENOVATED THREE BEDROOM MID
TERRACE FAMILY PROPERTY.



A RENOVATED AND WELL-PRESENTED THREE BEDROOM MID-TERRACE PROPERTY, EXTENDED TO THE REAR AND IDEALLY POSITIONED FOR SCHOOLS AND TRANSPORT LINKS.

Robert Ellis are delighted to bring to the market this much-improved three bedroom mid-terrace home, situated on the ever-popular Beechdale Road. The property has been thoughtfully extended to the rear, creating additional living space to the ground floor and offering an ideal layout for both first-time buyers and young families alike.

The accommodation is arranged over two floors and comprises an entrance hallway, a spacious lounge with attractive oak wood flooring, a separate extended reception room ideal as a dining space or second sitting area, and a stylish modern refitted kitchen along with the utility room offering additional kitchen space. To the first floor are three bedrooms and a contemporary refitted family bathroom.

The property has been tastefully renovated throughout by the current owners, offering a modern yet comfortable feel, with benefits including gas central heating, double glazing, and quality finishes.

Externally, the property features a driveway providing off-road parking and a pleasant rear garden – perfect for those seeking outdoor space in a convenient location.

Located within easy reach of well-regarded local schools, excellent transport links, and a range of local amenities, this is a fantastic opportunity to purchase a ready-to-move-into home in a sought-after area.

Contact Robert Ellis today to arrange your viewing.



Front of Property

To the front of the property there is a double driveway providing ample off the road vehicle hardstanding, external lighting.

Entrance Hallway

8'2" × 6'09" approx (2.49m × 2.06m approx)

Modern double glazed composite door to the front elevation with fixed double glazed panels either side, feature black and white mosaic tiled flooring, ceiling light point, wall mounted radiator, internal sliding door leading into the reception room, additional door leading into the open plan living dining kitchen.

Main Reception

7'7" × 16'8" approx (2.31m × 5.08m approx)

Wall mounted radiator, ceiling light point, ample wall sockets for lighting, archway leading through to open plan modern dining living kitchen.

Dining Living Kitchen

13' × 24'5" approx (3.96m × 7.44m approx)

This spacious refitted modern dining living kitchen benefits from having a range of contemporary handle less base units with modern stone style worksurfaces over, inset Belfast sink with swan neck mixer tap above, integrated oven with five ring gas hob and extractor hood above, integrated dishwasher, integrated fridge, breakfast bar with additional seating area, double glazed UPVC window to the front elevation, wall mounted radiator, feature ceiling light point, staircase leading to the first floor landing, solid oak feature flooring throughout, feature vertical radiator, UPVC double glazed French doors leading through to additional utility room.

Utility Room

7'10" × 12'11" approx (2.39m × 3.94m approx)

UPVC double glazed French doors leading to the enclosed landscaped rear garden with double glazed fixed panels either side, a range of matching base units incorporating laminate worksurfaces above, double stainless steel sink with mixer tap over, wall mounted Worcester Bosch combination boiler providing instant hot water and central heating to the property, space and plumbing for automatic washing machine, linoleum floor covering, space and point for fridge freezer.

First Floor Landing

Loft access hatch, ceiling light point, panelled doors leading off to;

Bedroom One

11'11" × 9'9" approx (3.63m × 2.97m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, coving to the ceiling, ceiling light point, built-in double wardrobes.

Bedroom Three

6'07" × 10'2" approx (2.01m × 3.10m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, coving to the ceiling, ceiling light point, spacious built-in wardrobes for useful additional storage space.

Family Bathroom

6'01" × 6' approx (1.85m × 1.83m approx)

Modern white three piece suite comprising P-shaped panelled bath with mixer shower attachment over incorporating rain water shower head, vanity wash hand basin with storage cupboard below, low level flush WC, heated towel rail, UPVC double glazed window to the rear elevation, ceiling light point, extractor fan, tiling to the walls, tiling to the floor.

Bedroom Two

8'1" × 17'09" approx (2.46m × 5.41m approx)

This spacious double bedroom benefits from having a dual aspect with UPVC double glazed window to the front elevation, Velux style roof light to the rear elevation, access to eaves providing useful additional storage space, ceiling light point, second loft access hatch, built-in wardrobes providing further storage.

Rear of Property

To the rear of the property there is an enclosed landscaped rear garden incorporating fencing to the boundaries, garden pond with water feature, space for garden shed, pebbled patio area, external security lighting.

Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

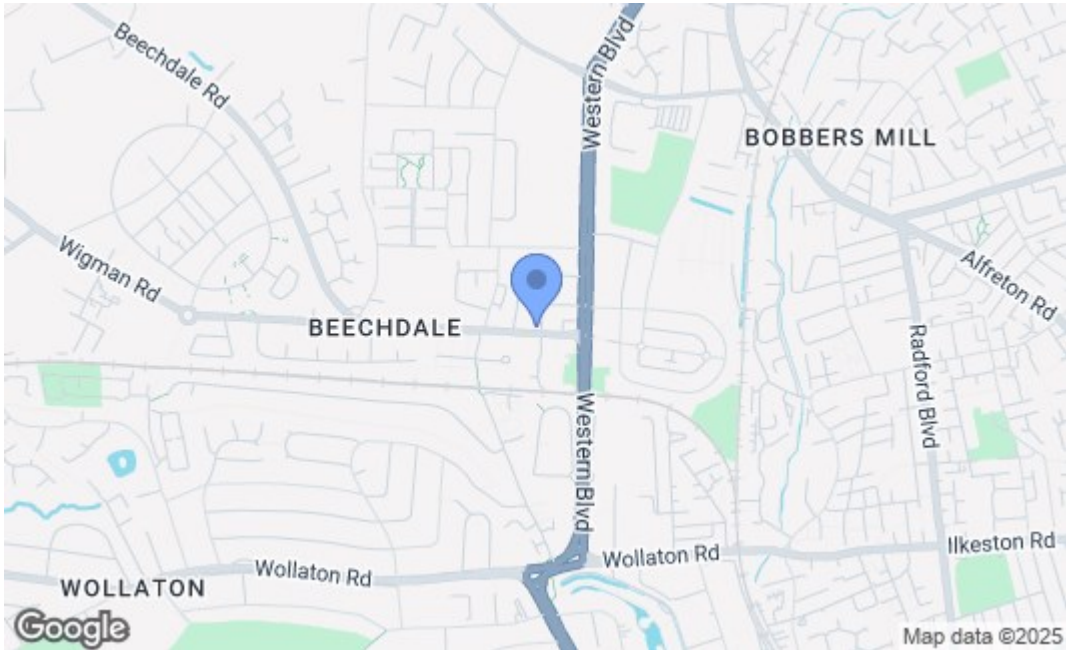
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



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 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		

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.