

# Robert Ellis

*look no further...*



Ireton Street,  
Beeston, Nottingham  
NG9 1FD

**£480,000 Freehold**

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Behind this attractive Victorian façade lies an extended house, with a bright and appealing living space.

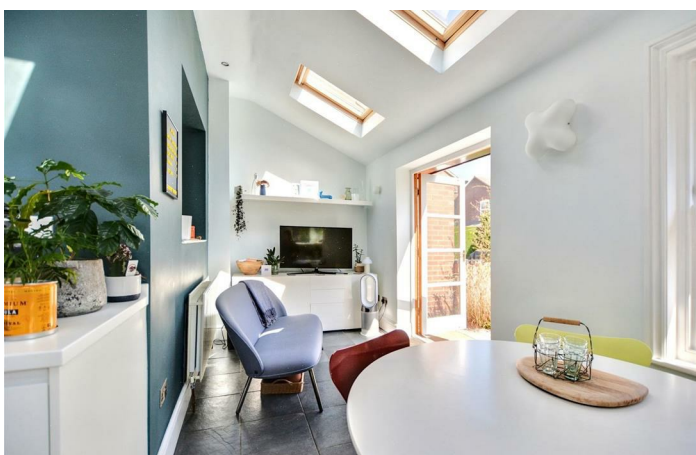
Having been carefully extended by the current vendors, this excellent house, now offers a versatile home, with a spacious open plan kitchen diner to the rear, with feature Velux windows and patio doors.

In brief the internal accommodation comprises: entrance hall, sitting room, dining room, extended kitchen diner, rising to the first floor, are two double bedrooms, and a modern bathroom, then rising to the second floor is a generous double bedroom.

Outside the property has a drive to the front providing car standing, and an established front garden, and to the rear has an enclosed garden with lawn, patio, and various well stocked beds and borders.

Situated on an attractive tree lined avenue within northwest Beeston, this fabulous property is ideally located for excellent transport links, local shops, schools, parks, and a wide range of other facilities.

A rare opportunity well worthy of viewing.



A recess porch shelters the panelled front entrance door leading to the entrance hallway.

#### Entrance Hallway

With stairs off the first floor landing, radiator,

#### Sitting Room

14'6" x 12'1" (4.44m x 3.69m )

Double glazed wooden bay window to the front, UPVC double glazed window to the side, radiator, and a tiled hearth.

#### Dining Room

12'4" x 12'0" (3.77m x 3.67m )

UPVC double glazed window, radiator, a cast iron fire place with tiled hearth.

#### Kitchen Diner

16'4" x 16'11" (5m x 5.17m )

With a modern range of fitted wall and base units, Corian worktops with splashback and breakfast bar, inset electric oven and warming drawer, inset induction hob, integrated dishwasher, fridge freezer, plumbing for a washing machine, three radiators, four Velux windows, two patio doors, and two further wooden double glazed windows.

#### First Floor Landing

With stairs off to the second floor landing.

#### Bathroom

With fitments in white comprising: WC, wall mounted wash-hand basin, bath with mains control shower over, part tiled walls, wall mounted heated towel rail, extractor fan, a double glazed window and further Velux roof light.

#### Bedroom Three

9'10" 223'1" x 9'8" (3.68m x 2.97m )

A wooden double glazed window, radiator, and cupboard housing the Worcester boiler.

#### Bedroom Two

15'10" x 12'0" (4.85m x 3.66m )

Two double glazed sash wooden windows, cast iron fireplace, and radiator.

#### Second Floor Landing

#### Bedroom One

19'6" x 15'10" (5.95m x 4.84m )

Two Velux windows, wooden double glazed sash window, and two radiators.

#### Outside

The property has a drive to the side providing ample car standing, with gated access leading to the side of the property. The property also benefits from a established front garden with stocked beds and borders, and a path to the front door. To the side the property has established shrubs borders, and a timber shed. To the rear there is a primarily lawned garden, patio, outside tap, mature well stocked beds and borders, with shrubs and trees.

#### 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

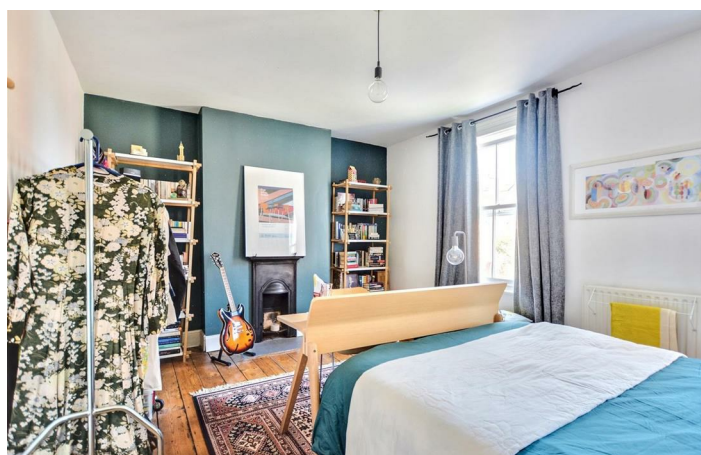
Planning Permissions/Building Regulations: obtained for completed extension.

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		
England & Wales 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		
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