



Derby Road,
Beeston, Nottingham
NG9 2TB

£330,000 Freehold

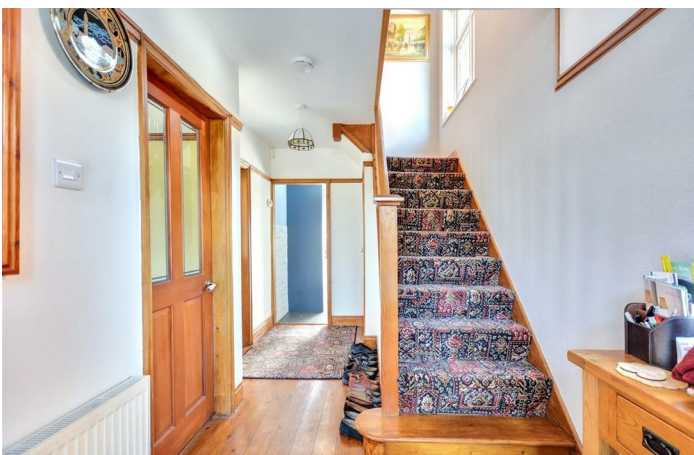


Situated on Derby Road, this delightful house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas that can be tailored to your needs, whether for entertaining guests, relaxing with family, or creating a home office.

The house features a well-appointed bathroom, ensuring convenience for all residents. The layout is designed to maximise both space and natural light, creating a warm and welcoming atmosphere throughout.

Situated in a desirable location, this property benefits from easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking a vibrant community.

This house on Derby Road is not just a place to live; it is a place to call home. With its charming features and practical layout, it is sure to attract interest from a variety of buyers. Do not miss the chance to view this lovely property and envision the possibilities it holds for you and your family.



Entrance Porch

UPVC double glazed entrance door with flanking windows, tiled flooring, and a secondary door with flanking window to the entrance hall.

Entrance Hall

UPVC double glazed window to the side, radiator, stairs to the first floor, and doors to the WC, kitchen, lounge and dining room.

Dining Room

12'4" x 10'4" (3.78m x 3.15m)

With hardwood flooring, open fireplace with tiled hearth and Adam-style mantle, UPVC double glazed window to the front and radiator.

Lounge

12'4" x 10'4" (3.78m x 3.15m)

With hardwood flooring, open fireplace with tiled surround and hearth, tiled mantle, radiator, UPVC double glazed door with flanking windows to the rear.

Kitchen

9'10" x 7'8" (3m x 2.35m)

Fitted with a range of modern wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, integrated electric oven with gas hob and extractor fan over, integrated fridge and freezer, plumbing for a washing machine, tiled flooring and splashbacks, heated towel rail, UPVC double glazed door with flanking window to the rear.

WC

With a WC, wash-hand basin inset to vanity unit, tiled splashbacks and flooring, UPVC double glazed window to the side.

First Floor Landing

UPVC double glazed window to the side, loft hatch with ladder access to the fully boarded loft with light for storage, doors to the bathroom and three bedrooms.

Bedroom One

14'1" x 11'1" (4.3m x 3.4m)

With hardwood flooring, a feature cast iron period fireplace with tiled, UPVC double glazed window to the front, radiator, and built in storage cupboard.

Bedroom Two

11'1" x 11'1" (3.4m x 3.38m)

A carpeted double bedroom with feature cast iron period

fireplace with tiled hearth, UPVC double glazed window to the rear, and radiator.

Bedroom Three

7'9" x 7'8" (2.38m x 2.35m)

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

Bathroom

9'10" x 7'8" (3.01m x 2.34m)

Incorporating a three piece suite comprising: panelled bath with electric shower over, wash-hand basin inset to vanity unit, tiled flooring, and part tiled walls, heated towel rail, UPVC double glazed window to the rear and side, extractor fan, and airing cupboard housing the hot water cylinder.

Garage

With double doors to the front, light and power.

Outside

To the front of the property, you will find a lawned garden, and driveway, and gated side access leading to the generous private and enclosed rear garden, which includes a patio, with steps down to the second patio overlooking the lawn beyond, a range of mature trees and shrubs, stocked borders and a pond.

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

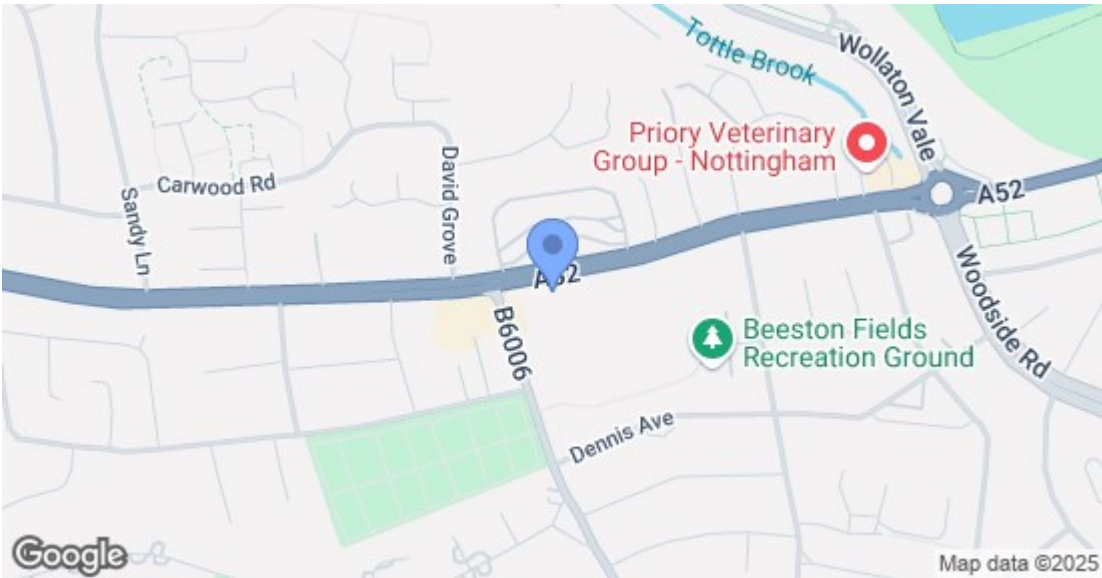
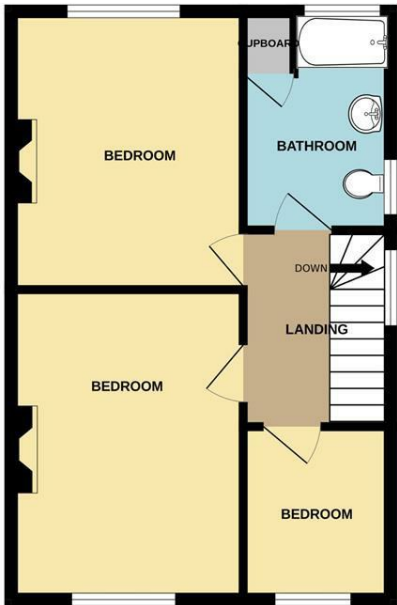
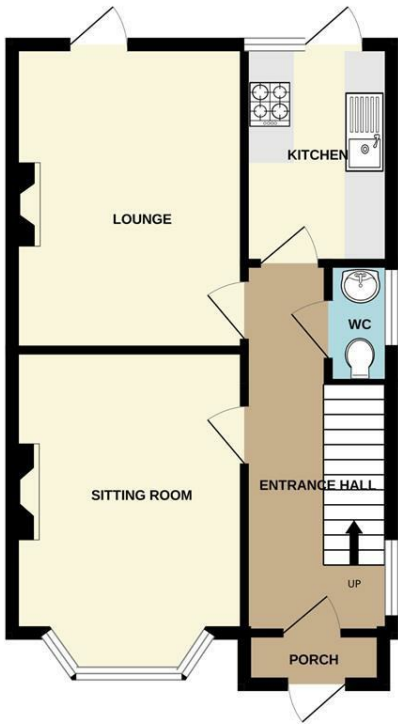
Has the Property Flooded?: No

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 | | 85 |
| (81-91) B | | |
| (69-80) C | | 64 |
| (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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