



Trent Road,
Beeston Rylands, Nottingham
NG9 1LJ

£385,000 Freehold



An extended and individual 1930's three-bedroom detached house.

Benefitting from a single storey extension to the rear, providing both an open plan kitchen diner, and garden room, this versatile property offers a well presented and deceptive interior, likely to appeal to a variety of potential purchasers.

In brief the internal accommodation comprises: entrance hall, WC, side hallway, open plan kitchen diner, garden room, utility and through lounge diner, rising to the first floor are two double bedrooms, a further single bedroom, and bathroom.

Outside the property sits on a good sized plot with two drives, providing ample car parking, the property also benefits from a garage, and work shop, and a generous primarily lawned garden to the rear.

Occupying a sought-after and established residential location, a short walk from Beeston canal, which leads through to Attenborough Nature Reserve, and well placed for Beeston train station, this great property is a rare opportunity, well worthy of viewing.



Entrance Hall

A composite entrance door, UPVC double glazed window to the side, radiator, stairs off to first floor landing, and two under stairs cupboards.

Downstairs WC

Fitted with a WC, pedestal wash-hand basin with tiled splashback, and UPVC double glazed window.

Side Hallway

Double glazed composite door, and radiator.

Kitchen Diner

17'7" x 12'4" (5.36m x 3.76m)

With a good range of fitted wall and base units, work surfacing with splashback, double sink with single drainer and a mixer tap, inset gas hob with extractor above, inset electric oven, plumbing for a dishwasher, two UPVC double glazed windows, a further wooden window, tiled flooring with under floor heating, and feature roof lantern.

Utility Room

12'6" x 8'3" (3.82m x 2.54m)

Fitted base units, single sink and drainer with mixer tap, tiled flooring, plumbing for a washing machine, wooden window, and wooden stable-style door to the exterior.

Garage

24'0" x 8'6" (7.32m x 2.60m)

Double timber doors to the front, two windows, wall mounted Glow Worm boiler, light and power.

Garden Room

16'7" x 12'3" decreasing to 8'11" (5.08m x 3.74m decreasing to 2.74m)

Tiled flooring, patio doors, and wooden windows.

First Floor Landing

UPVC double glazed window to the side and loft hatch.

Bedroom One

11'8" x 11'11" (3.57m x 3.64m)

UPVC double glazed windows, radiator, and mirror fronted wardrobes.

Bedroom Two

11'1" x 8'8" plus door recess (3.39m x 2.66m plus door recess)

UPVC double glazed window, and radiator.

Bedroom Three

8'4" x 7'10" (2.56m x 2.40m)

UPVC double glazed window, radiator, and mirror fronted wardrobe.

Shower Room

With a three piece suite comprising: WC, pedestal wash-hand basin, with light and shaver point above, shower cubicle with mains control shower, fully tiled walls, wall mounted heated towel rail, UPVC double glazed window and extractor fan.

Outside

To the front, the property has a drive, with the garage beyond, an established low maintenance garden, with shrubs and trees, and a second drive, with two gates leading to the rear of the property. To the rear the property has a generous garden, with a patio with covered area, an expansive lawned garden with mature beds and borders, shrubs and trees, and workshop with recessed open storage area.

Workshop

15'1" x 10'7" (4.62 x 3.24m)

Two wooden windows, pedestrian door, light and power.

Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: Yes- owned outright.

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: granted for kitchen wall removal.

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		83
(81-91) B		
(69-80) C		
(55-68) D	64	
(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		
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