

# Robert Ellis

*look no further...*



Hall Drive,  
Beeston, Nottingham  
NG9 5BX

**£315,000 Freehold**

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An extended and particularly well-presented semi-detached house.

Offering a bright and contemporary interior, incorporating a particularly appealing open plan kitchen/diner and living area to the rear with utility off and three good size bedrooms, this versatile home is likely to be of great appeal to a variety of potential purchasers.

In brief, the stylish interior comprises entrance hall, lounge, dining room, kitchen/diner and utility to the ground floor and to the first floor are three good size bedrooms and a bathroom.

Outside, the property has a primarily lawned garden to the front and drive, with a further shared drive running along the side of the property to the garage and an enclosed and private rear garden with decking and lawn.

Located in an established and sought-after residential position well-placed for local schools, shops, parks, excellent transport links, and a wide variety of other facilities, this ready to move into house is well worthy if viewing.





### Entrance Hallway

Approached via wooden entrance door, radiator, UPVC double glazed window and stairs off to the first floor landing.

### Lounge

12'11" x 11'10" (max overall measurements) (3.96m x 3.61m (max overall measurements))

UPVC double glazed window and radiator.

### Dining Room

11'7" x 10'9" (3.55m x 3.3m)

Laminate flooring and radiator.

### Open Plan Kitchen Diner

17'7" x 6'3" (5.36m x 1.92m)

Wall and base units, working surfacing with splashback, single sink and drainer with mixer tap, inset electric hob with air filter above, integrated electric oven, laminate flooring, inset ceiling spotlights, UPVC double glazed window and patio doors leading to the rear garden.

### Utility WC

7'5" x 6'0" (2.27m x 1.85m)

Wall and base units, work surfacing with splashbacks, single sink and drainer with mixer tap, radiator, laminate flooring, UPVC double glazed window and extractor fan.

### First Floor Landing

UPVC double glazed window and loft hatch.

### Bedroom One

11'8"n x 10'11" (3.57n x 3.34m)

UPVC double glazed window, radiator and a fitted cupboard housing the Vokera combination boiler.

### Bedroom Two

10'5" x 8'9" (3.20m x 2.68m)

UPVC double glazed window and radiator.

### Bedroom Three

9'2" x 6'10" (2.8m x 2.10m)

UPVC double glazed window, radiator and cupboard.

### Bathroom

With a modern suite in white comprising WC, wash hand

basin inset to vanity unit, bath with mains control overhead shower and further shower hand set,. part tiled walls, wall mounted heated towel rail and UPVC double glazed window.

### Outside

To the front of the property is a primarily lawned garden and a gravel drive providing car standing, with a further shared drive leading to the detached garage to the rear. The rear garden is enclosed with decking, gravel and a lawn area.

### 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

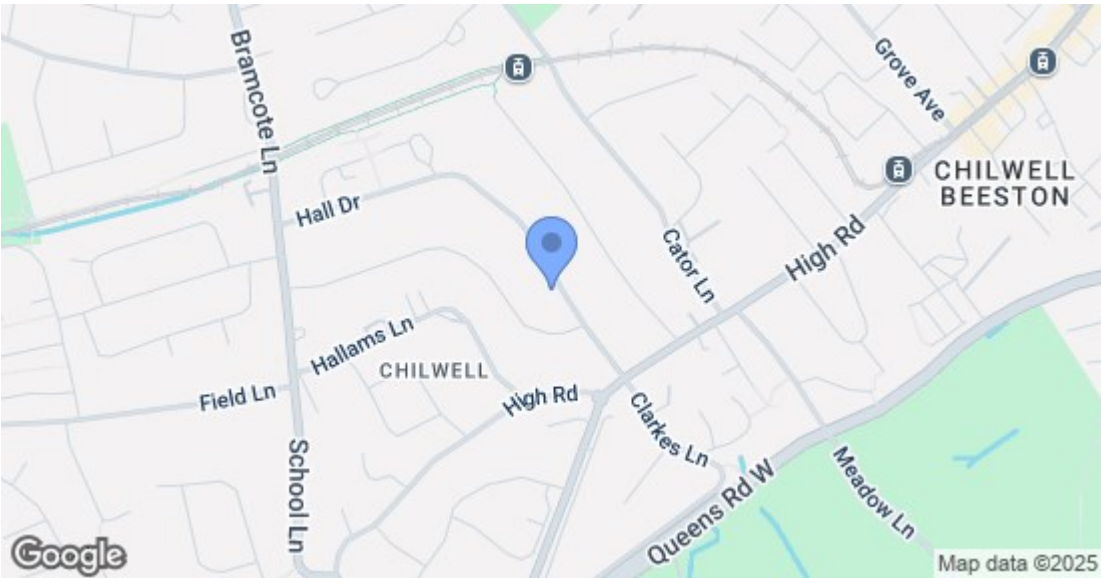
Accessibility/Adaptions: None

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		87
(81-91) B		
(69-80) C		65
(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		
England & Wales		
EU Directive 2002/91/EC		

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