



Ashfield Avenue,  
Beeston Rylands,  
NG9 1PY

**£350,000 Freehold**





Nestled in the charming area of Beeston Rylands, this delightful semi-detached house on Ashfield Avenue offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample opportunity for relaxation and entertaining, allowing you to create a warm and inviting atmosphere for family gatherings or social events.

The house boasts two bathrooms, ensuring that morning routines run smoothly and providing added privacy for all occupants. The layout is thoughtfully designed to maximise space and functionality, making it a practical choice for modern living.

For those with a vehicle, the property includes parking, a valuable feature in this desirable location. Beeston Rylands is known for its friendly community and excellent local amenities, including shops, schools, and parks, all within easy reach.

This semi-detached house on Ashfield Avenue presents a wonderful opportunity to enjoy a comfortable lifestyle in a sought-after area. Whether you are looking to settle down or invest, this property is sure to meet your needs. Do not miss the chance to make this lovely house your new home.



### Entrance Hall

A composite entrance door, stairs to the first floor, radiator, useful under stairs storage cupboard, and doors to the kitchen and lounge diner.

### Lounger Diner

25'1" x 10'3" (7.67m x 3.14m )

UPVC double glazed bay window to the front, two radiators, electric fire, log burner with tiled hearth and exposed brick surround, UPVC double glazed French doors with flanking windows to the rear patio.

### Kitchen

11'7" x 5'4" (3.403m x 1.64m )

With a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit and mixer tap, integrated electric oven with gas hob and air filter over, tiled splashbacks, space for a fridge freezer, plumbing for a washing machine, UPVC double glazed window to the rear, and side, radiator, and UPVC double glazed door to the side.

### First Floor Landing

UPVC double glazed window to the side, stairs to the second floor and doors to the bathroom, study and two bedrooms.

### Bedroom Two

13'8" x 10'2" (4.19m x 3.11m )

Fitted wardrobes and desk, UPVC double glazed window to the rear and radiator.

### Bedroom Three

11'0" x 9'1" (3.36m x 2.79m )

Fitted wardrobes and desk, UPVC double glazed window to the front and radiator.

### Study

6'6" x 5'6" (2m x 1.7m )

A perfect versatile office space, which would also be suitable for a child's bedroom or nursery, with carpet flooring, radiator and UPVC double glazed window to the front.

### Bathroom

Incorporating a three-piece suite comprising: bath with mains control shower over, pedestal wash-hand basin, WC, tiled splashbacks, feature exposed brick wall, radiator, UPVC double glazed window to the rear and side and spotlights.

### Second Floor Landing

With Velux window and door to the main bedroom suite.

### Main Bedroom Suite

19'4" x 11'3" (5.9m x 3.45m )

UPVC double glazed windows to the rear, parquet flooring, contemporary radiator, spot lights, dressing area with fitted wardrobes and dressing table, two Velux windows, useful eaves storage space, and door to the en-suite.

### En-Suite

Incorporating a three-piece suite comprising: walk-in shower, wash-hand basin inset to vanity unit, WC, tiled walls, heated towel rail, full height UPVC double glazed window to the rear, spotlights and extractor fan.

### Outside

To the front of the property you will find a gravelled area with a concrete driveway and gated side access leading to the well-maintained generous rear garden, which includes a patio overlooking the lawn beyond, a bark laid play area, and a useful storage shed.

### 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

Does the property have spray foam in the loft?: No

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		
(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		
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