



Meadow Road,
Beeston, Nottingham
NG9 1JR

£350,000 Freehold



A modern three bedroom detached property just a stone's throw away from Beeston Marina.

Situated just a short walk to the high street, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This great property would be considered an ideal opportunity for a large variety of buyers including first time buyers, young families or anyone looking to relocate to this popular and convenient location.

In brief the internal accommodation comprises; a welcoming entrance hall, living room, open plan kitchen diner and conservatory. Then rising to the first floor are three bedroom and family bathroom.

Outside the property to the front is pebbled gardens with mature shrubs and a block paved driveway for multiple cars parked in tandem. The enclosed rear is then primarily lawned with a paved seating area and mature shrubs.

Having been incredibly well maintained by the currently vendors, since 1985, this delightful property is offered to the market with the advantage of gas central heating, UPVC double glazing throughout, and is well worthy of an early internal viewing.



Entrance Hall

UPVC double glazed door through to a welcoming entrance hall, with laminate flooring and radiator.

Living Room

15'8" x 11'0" (4.78m x 3.36m)

Reception room, with hardwood flooring, electric fireplace, radiator and UPVC double glazed window to the front aspect.

Kitchen

17'7" x 8'10" (5.38m x 2.71m)

A range of wall and base units with work surfacing over, one and half bowl sink with mixer tap and drainer, inset gas hob with extractor fan above, integrated electric oven, fridge, freezer and dishwasher. Space and fittings for a freestanding washing machine. Tiled flooring, radiator, UPVC double glazed door to the side passage and sliding door out to the conservatory.

Conservatory

11'6" x (3.52m x)

Coming off the kitchen diner, an additional room, with laminate flooring and UPVC double glazed French doors to the rear garden.

First Floor Landing

A carpeted landing space with UPVC double glazed window to the side aspect, access to the loft hatch and airing cupboard.

Bedroom One

11'1" x 10'5" (3.40m x 3.19m)

A carpeted double bedroom, with radiator, fitted wardrobes and UPVC double glazed window to the rear aspect.

Bedroom Two

12'0" x 8'5" (3.66m x 2.57m)

A carpeted double bedroom, with radiator, fitted wardrobes and UPVC double glazed window to the front aspect.

Bedroom Three

6'7" x 6'0" (2.03m x 1.85m)

Single bedroom, with laminate flooring, radiator and UPVC double glazed window to the front aspect.

Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, walk in mains powered shower, fully tiled walls, heated towel rail and UPVC double glazed window to the rear aspect.

Outside

To the front is a pebbled garden, with mature shrubs and a block paved driveway with ample off street parking for multiple cars in tandem. The enclosed rear garden is primarily lawned, with matures shrubs, a paved seating area and fenced boundaries.

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

GROUND FLOOR

LOUNGE

HALLWAY

KITCHENDINER

CONSERVATORY

1ST FLOOR

BEDROOM

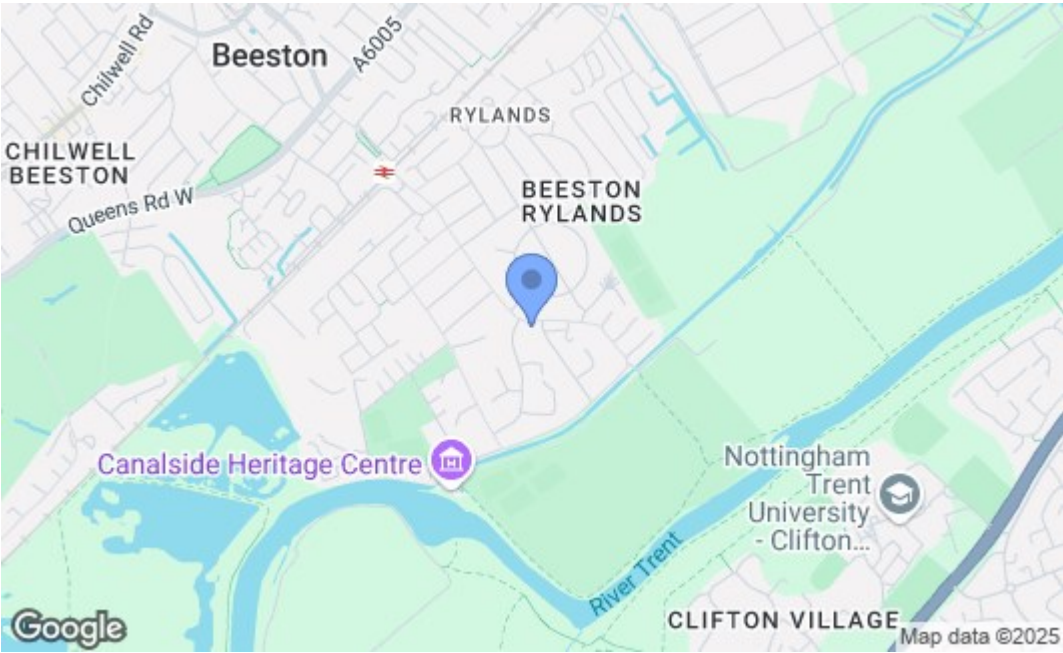
BEDROOM

BEDROOM

LANDING

BATHROOM

Measurements shown have been taken to ensure the accuracy of the floorplan. All measurements are approximate and should be used as a guide only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.



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 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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