



Marlborough Road,  
Beeston, Nottingham  
NG9 2HN

**Offers Over**  
**£375,000 Freehold**



A beautifully presented and extended traditional three-bedroom semi-detached house.

Having been comprehensively renovated to a good standard by the current vendor this excellent property with modern fixtures and fittings throughout, offers an appealing and contemporary living space, with a particularly impressive open plan kitchen diner and living room to the rear and bi-fold doors on to the garden.

In brief the internal accommodation comprises: entrance hall, WC, sitting room, large open plan kitchen diner and living space, utility, rising to the first floor are two double bedrooms, a further single bedroom and family bathroom.

Outside the property has a drive to the front providing ample car standing, and to the rear there is an enclosed primarily lawned garden with patio.

Available to the market with the benefit of chain free vacant possession and being situated in a sought-after and established residential location, within easy walking distance of Beeston town centre, tram stop and train station, this fabulous property is well worthy of viewing.



### Entrance Hall

A composite double glazed entrance door, radiator, stairs off to the first floor landing.

### Downstairs WC

Fitted with a WC, wash-hand basin inset to vanity unit, part tiled walls, UPVC double glazed window.

### Sitting Room

13'6" x 10'9" (4.12m x 3.30m )

UPVC double glazed bay window to the front and radiator.

### Kitchen Living Diner

28'4" x 17'1" (8.66m x 5.21m )

With an extensive range of fitted wall and base units, work surfacing with splashback, an island with breakfast bar, inset gas hob with extractor above, inset oven and grill, integrated fridge and freezer, integrated dishwasher, two radiators, aluminium double glazed bi-fold doors to the rear garden, UPVC double glazed window to the side.

### Utility

9'1" x 3'10" (2.79m x 1.17m )

Base unit with work surface, single sink and drainer unit with mixer, plumbing for a washing machine, space for a dryer, UPVC double glazed window, wall, mounted Heatline boiler.

### First Floor Landing

UPVC double glazed window to the side and loft hatch.

### Bedroom One

12'5" x 10'10" (3.79m x 3.31m )

UPVC double glazed window and radiator.

### Bedroom Two

11'3" x 10'10" (3.44m x 3.31m )

UPVC double glazed window and radiator.

### Bedroom Three

8'1" x 6'10" (2.47m x 2.09m )

UPVC double glazed window and radiator.

### Bathroom

6'9" x 5'11" (2.07m x 1.82m )

Fitments in white comprising: WC, wash-hand basin inset to vanity unit, wall mounted illuminated mirror, bath with main control over head shower and further shower handset, part tiled walls, wall-mounted heated towel rail, tiled flooring, extractor fan, UPVC double glazed window.

### Outside

To the front the property has a drive providing car standing, with gated access leading to the rear of the property. To the rear the property has an enclosed and generous garden with patios and lawned 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

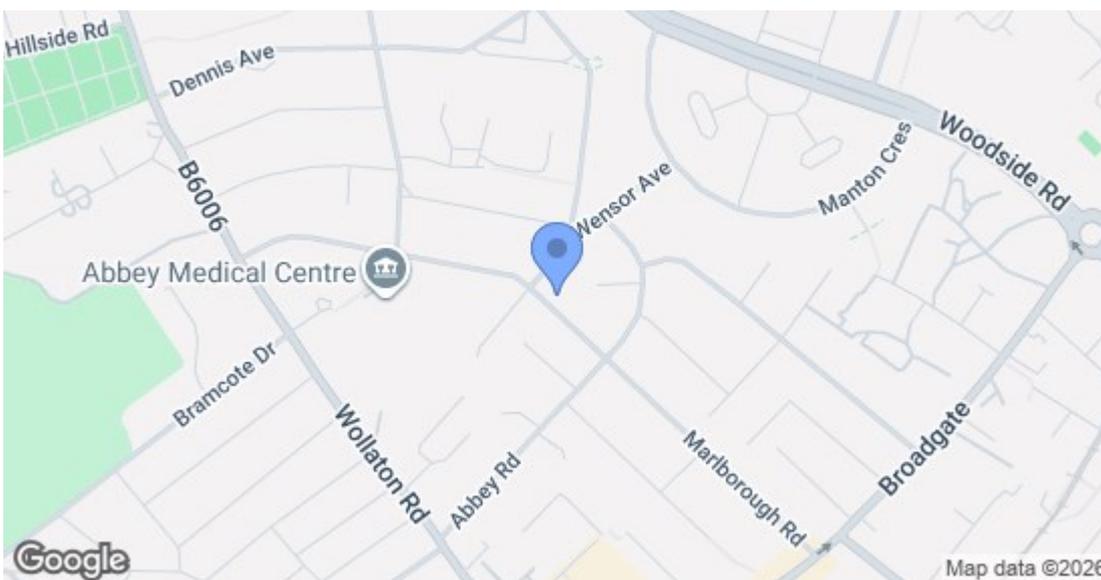
Does the property have spray foam in the loft?: No

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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