



Hampden Grove,  
Beeston, Nottingham  
NG9 1FG

**£500,000 Freehold**



A delightful four bedroom, semi detached property full of character and charm within walking distance of Beeston High Street.

Situated a short distance 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 growing families, young professionals or anyone looking to move to the vibrant town of Beeston.

In brief the internal accommodation comprises; an entrance hall, living room, open plan kitchen diner, utility room and downstairs WC. Then rising to the first floor are two double bedrooms, the main bedroom with en-suite, a single bedroom and the family bathroom. Then to the top floor is the final double bedroom with another en-suite.

Outside the property to the front is a walled garden with ample off street parking for two cars standing and gated access to the rear. This is primarily lawned and benefits from a south/ south east facing aspect.

Having been a well loved family home, this lovely property is offered to the market with the benefit of gas central heating and is well worthy of an early internal viewing.



#### Entrance Hall

Hard wood entrance door through to a carpeted entrance hall, with radiator.

#### Living Room

15'0" x 11'10" (4.58m x 3.61m )

A carpeted reception room, with radiator and double glazed sash windows.

#### Open Plan Kitchen Diner

20'3" x 13'0" (6.19m x 3.98m )

#### Dining Area

Reception room with ceramic tiled flooring, fitted wood burning stove and two double glazed windows to the side aspect. Access to the cellar.

#### Kitchen Area

A range of wall and base units with work surfacing over and tiled splashbacks, one and a half bowl sink with mixer tap and drainer, inset electric hob with extractor fan above and integrated electric double oven and fridge freezer and two Velux windows.

#### Utility Room

8'5" x 8'1" (2.59m x 2.47m )

A range of base units with work surfacing over, and tiled splash backs. Space and fittings for freestanding appliances to include washing machine and dryer, radiator and barn style door to the side passage.

#### Downstairs WC

Low flush WC and wash hand basin, tiled flooring, radiator and double glazed window to the rear aspect.

#### First Floor Landing

A carpeted landing space.

#### Bedroom One

12'5" x 11'8" (3.8m x 3.57m )

A carpeted double bedroom, with radiator, fitted storage cupboard and a window to the front aspect. Access to the en-suite.

#### En-Suite

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 window to the front aspect.

#### Bedroom Two

12'5" x 9'7" (3.81m x 2.94m )

A carpeted double bedroom, with radiator and windows to the side and rear aspect.

#### Bedroom Four

12'5" x 9'7" (3.81m x 2.94m )

A carpeted single bedroom, with radiator, access to the loft hatch and window to the side aspect.

#### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, fitted bath, part tiled walls, heated towel rail and window to the side aspect.

#### Second Floor Landing

A carpeted landing space.

#### Bedroom Three

11'10" x 10'6" (3.62m x 3.21m )

A carpeted double bedroom, radiator and twin Velux windows to the front and rear aspect. Access to the en-suite.

#### En-Suite

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, walk in mains powered shower, part tiled walls and heated towel rail.

#### Outside

To the front of the property there is a generous drive providing off-road parking, and a walled front with path to the front door, gated side access then leads to the rear. At the rear of the property you find the low maintenance private and enclosed south-east facing garden, which is mainly laid to lawn and features a paved patio seating area, mature shrubs and trees.

#### 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: granted before occupation.

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

BASMENT LEVEL

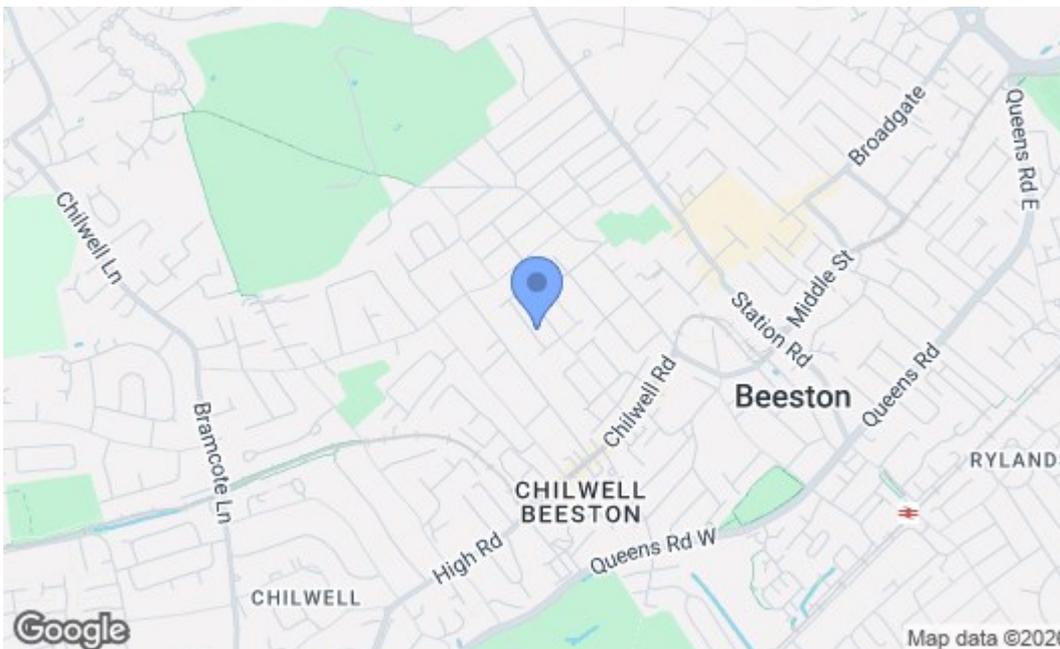
GROUND FLOOR

1ST FLOOR

2ND FLOOR

10 HAMPDEN GROVE, BEESTON

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropac C025



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		62	
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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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