



Abbey Drive,  
Beeston, Nottingham  
NG9 2QG

**£500,000 Freehold**

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This delightful semi-detached house offers a perfect blend of comfort and space for family living. With five generously sized bedrooms, this property is ideal for those seeking ample room for family members or guests.

The house features three inviting reception rooms, providing versatile spaces that can be tailored to your needs, whether for entertaining guests or enjoying quiet family evenings. The well-appointed bathrooms ensure convenience for all, making morning routines and evening relaxation a breeze.

For those with vehicles, the property boasts parking, a valuable asset in this sought-after location. The surrounding area is known for its friendly community atmosphere and is conveniently situated near local amenities, schools including Alderman White School, and transport links, making it an excellent choice for families and professionals alike.

This semi-detached house on Abbey Drive is not just a home; it is a place where memories can be made. With its spacious layout and prime location, it presents a wonderful opportunity for anyone looking to settle in Beeston. Do not miss the chance to view this exceptional property.



### Entrance Hall

A composite entrance door with flanking windows, hardwood flooring, stairs to the first floor, radiator, useful under stairs storage cupboard and doors to the WC, breakfast kitchen, dining room and lounge.

### Lounge

12'2" x 11'11" (3.71m x 3.64m )

A carpeted reception room with gas fire with Adam style mantle, double glazed bay window to the front, radiator, and opening into the dining room.

### Dining Room

17'0" x 10'11" (5.19m x 3.34m )

A carpeted reception room with radiator, open fire with tiled hearth and Adam style mantle, Velux window, and French doors with flanking window to the rear.

### Breakfast Kitchen

21'1" x 13'8" reducing to 7'10" (6.45m x 4.17m reducing to 2.4m )

Fitted with a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated double electric oven, integrated induction hob with extractor fan over, tiled splashbacks, integrated dishwasher, space for a fridge freezer and breakfast bar, three Velux windows, radiator, double glazed window to the rear, double glazed French doors to the rear and door to the utility room.

### Utility Room

7'10" x 5'9" (2.4m x 1.77m )

Storage cupboard, work surfaces, sink and drainer unit with mixer tap, plumbing for a washing machine and tumble dryer, radiator, tiled splashbacks, double glazed door with flanking window to the rear and a door to the garage.

### Garage

15'11" x 13'3" (4.87m x 4.05m )

With electric up and over garage doors to the front, open loft space for storage, light and power.

### Downstairs WC

Fitted with a WC, corner wash-hand basin, tiled splashbacks and extractor.

### First Floor Landing

Double glazed window to the side, stairs to the second floor and doors to the bathroom and three bedrooms.

### Bedroom One

11'11" x 10'11" (3.65m x 3.34m )

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

### Bedroom Two

12'11" x 10'11" (3.95m x 3.33m )

A carpeted double bedroom with double glazed window to the rear and radiator.

### Bedroom Four

7'8" x 7'4" (2.34m x 2.26m )

A carpeted bedroom with double glazed window to the front and radiator.

### Bathroom

Incorporating a four-piece suite comprising: bath, large shower, pedestal wash-hand basin, WC, tiled flooring and splashbacks, wall-mounted heated towel rail, spotlights to ceiling, extractor fan, and double glazed window to the rear and side.

### Second Floor Landing

UPVC double glazed window to the side and doors to the shower room and two bedrooms.

### Bedroom Three

11'10" x 9'10" (3.63m x 3m )

A carpeted double bedroom with UPVC glazed window to the rear, radiator and double doors to bedroom five, which is currently being used as a walk-in wardrobe.

### Bedroom Five/Walk-in Wardrobe

12'7" x 7'6" (3.85m x 2.3m )

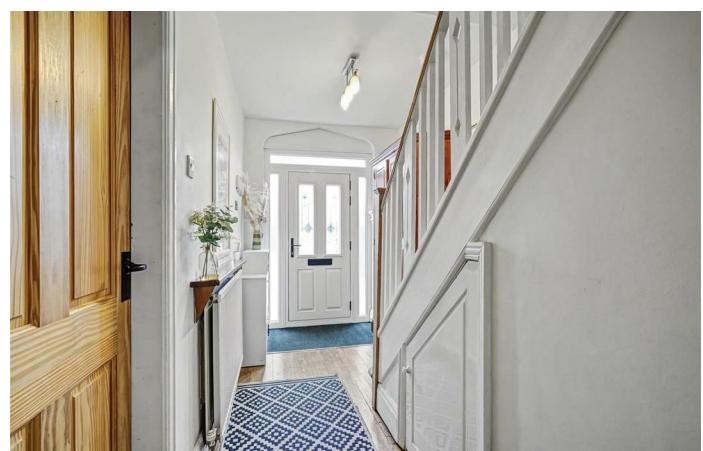
A carpeted room with fitted wardrobes, radiator and Velux window.

### Shower Room

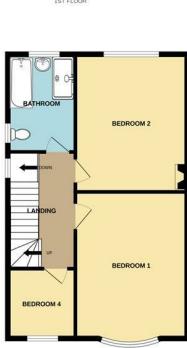
Incorporating a three-piece suite comprising: walk-in shower, wash-hand basin inset to vanity unit, WC, tiled flooring and splashbacks, wall-mounted heated towel rail, UPVC double glazed window to the rear, spotlights and extractor fan.

### Outside

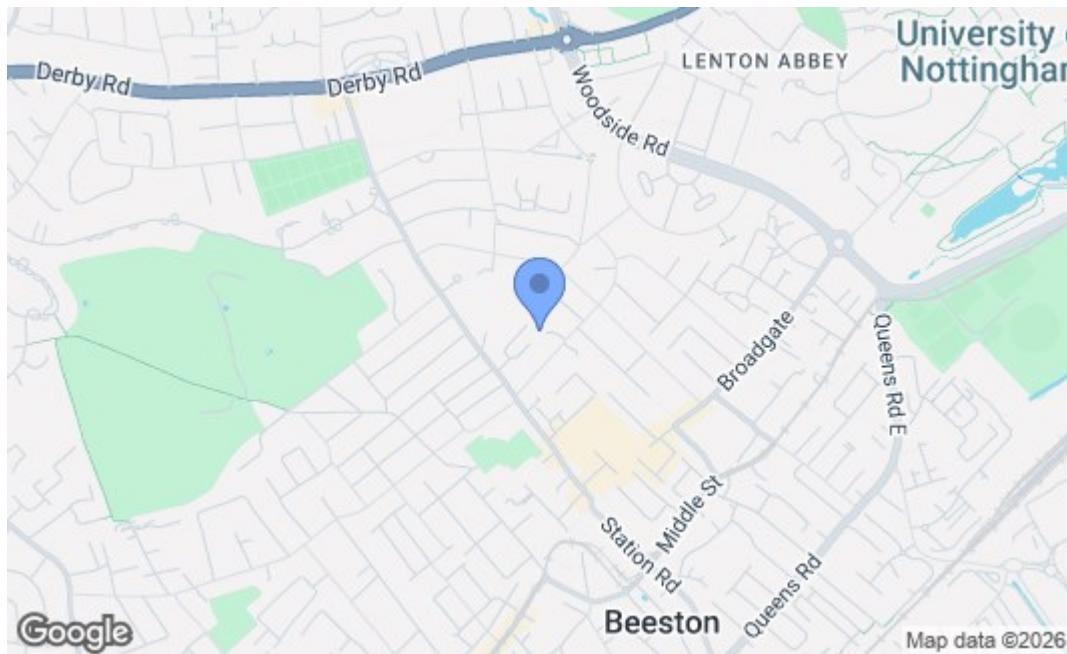
To the front of the property, you will find a blocked paved driveway with mature shrubs, and to the rear you will find a private and enclosed garden which includes a paved patio overlooking the lawn beyond, a range of mature trees and shrubs, useful storage shed and a mix of fence and hedged boundaries.



Robert Ellis  
ESTATE AGENTS



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 dimensions shown are not to scale and have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		76
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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		

EU Directive 2002/91/EC

These details 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.