



Park Street,  
Beeston, Nottingham  
NG9 1AH

**£515,000 Freehold**



A beautifully presented Victorian four-bedroom four storey semi-detached house, with a deceptive and versatile interior.

Benefitting from a double-storey extension to the rear, which has helped provide an en-suite bedroom, impressive open plan kitchen diner, this fabulous house has retained a wealth of its original character and charm, yet is complemented by quality modern fixtures and fittings throughout.

In brief the charming interior comprises: entrance hall, sitting room, dining room, large open plan kitchen diner, and WC, rising to the first floor are two further good sized double-bedrooms, one of which has an en-suite and family bathroom, then rising to the second floor, are two further good size bedrooms. The property also benefits from a cellar.

Outside the property has parking to the front for two vehicles, and to the rear has an enclosed garden with paving, gravel, stocked beds and borders, green house and useful brick store.

Having been well-maintained and upgraded by the current vendor this fabulous property occupies the most convenient position within central Beeston, within walking distance of the Town centre, excellent transport links and a wide range of other facilities.

Viewing is considered essential to truly appreciate this property.



Wooden entrance door leads to hallway.

#### Entrance Hall

With stairs to first floor landing, radiator, and stairs down to the cellar.

#### Sitting Room

15'10" x 12'0" (4.83m x 3.68m )

Wooden double glazed bay window to the front, radiator, and fuel effect gas fire with granite hearth, tiled surround and Adam style mantle.

#### Dining Room

13'0" x 12'4" (3.97m x 3.78m )

Wooden double glazed windows to front and rear, radiator, and Adam style fire surround.

#### Kitchen Diner

20'8" x 10'0" maximum overall measurements (6.30m x 3.07m maximum overall measurements)

An extensive range of modern fitted wall and base units, quartz work surfacing with splashback, one and half bowl sink with mixer tap and inset drainer, induction hob with extractor above, inset electric oven and combination oven and microwave, integrated fridge, freezer, dishwasher and washing machine, wooden double glazed window, UPVC double glazed patio door, and radiator.

#### WC

Fitted with a low-level WC, wash-hand basin inset to vanity unit with tiled splashback, wooden window, extractor fan, radiator and fitted cupboard.

#### Cellar

12'1" x 8'6" (3.69m x 2.60m )

With light and power.

#### First Floor Landing

Window, two radiators, loft hatch and storage cupboard.

#### Bedroom One

12'11" x 12'5" (3.96m x 3.79m )

Wooden double-glazed windows to both front and rear, fitted wardrobes, and radiator.

#### En-Suite

10'9" x 6'0" (3.29m x 1.85m )

Fitted with a low-level WC, wash-hand basin inset vanity unit, with mirror fronted cabinet above, double shower cubicle with mains control over head shower, and further shower handset, wall mounted heated towel rail, two double glazed wooden windows and extractor.

#### Bedroom Two

12'11" x 12'0" (3.94m x 3.67m )

Two wooden double glazed windows, and radiator.

#### Bathroom

10'0" x 8'9" (3.06m x 2.67m )

A high-flush WC, pedestal wash-hand basin with tiled splashback and mirror above, bath with Triton shower over, heated towel rail, double glazed wooden window, extractor, and airing cupboard housing the Baxi boiler, water cylinder and shelving.

#### Second Floor Landing

With fitted cupboard.

#### Bedroom Three/Study

12'5" x 9'3" (3.81m x 2.84m )

Wooden double glazed window, radiator, fitted desk.

#### Bedroom Four

12'11" x 12'0" (3.94m x 3.68m )

Wooden double glazed window and radiator.

#### Outside

To the front property has a walled boundary and a drive providing parking for two vehicles, with gated access leading to the rear garden. To the rear the property has a private and immaculately presented landscaped garden with patio, outside tap, bin store, gravelled area, raised borders with mature shrubs and trees, a green house and useful brick and tile store.

#### 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

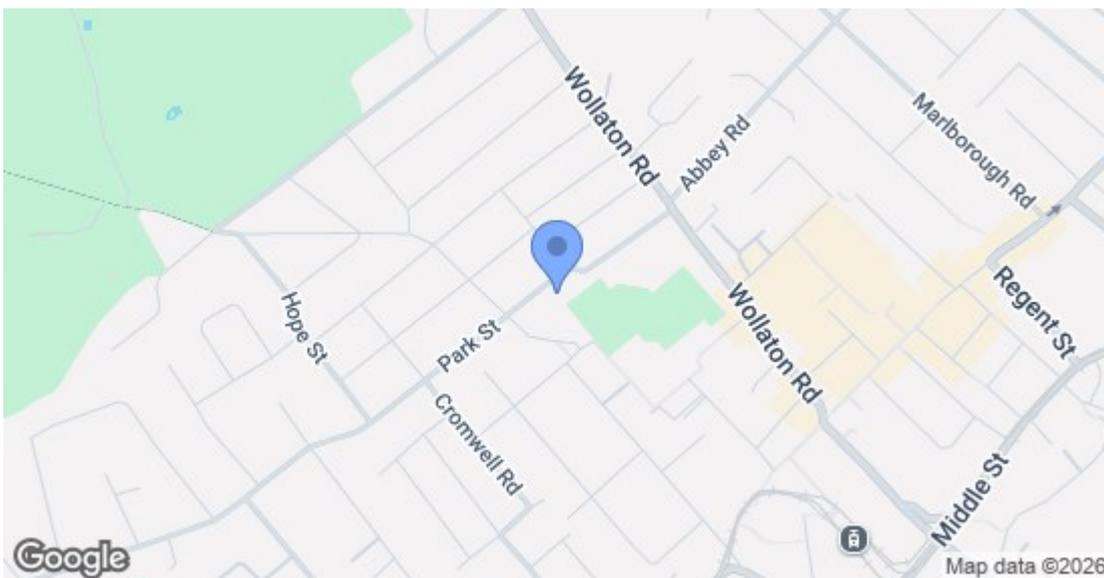
Has the Property Flooded?: No

#### 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	79
(55-68) D	59
(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	68
(39-54) E	44
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
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