



Maple Avenue,  
Beeston Rylands, Nottingham  
NG9 1PU

**£290,000 Freehold**



Situated in the popular area of Beeston Rylands, Nottingham, this delightful semi-detached house on Maple Avenue offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room and open plan kitchen diner provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

The house features a well-appointed bathroom, ensuring that daily routines are both practical and pleasant. Additionally, the property benefits from parking, a valuable asset in this desirable location.

Beeston Rylands is known for its friendly community atmosphere and excellent local amenities, including shops, schools, and parks, all within easy reach. This home presents a wonderful opportunity for anyone looking to settle in a vibrant area with a strong sense of community.

In summary, this semi-detached house on Maple Avenue is a fantastic choice for those seeking a comfortable and spacious home in Beeston Rylands. With its appealing layout and convenient location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your own.



### Entrance Hall

Entrance door with flanking windows, radiator, stairs to the first floor, tiled flooring and doors to the kitchen diner and lounge.

### Lounge

10'11" x 10'2" (3.33m x 3.1m )

With wooden flooring, UPVC double glazed bay window to the front, and radiator.

### Kitchen Diner

15'11" x 13'8" (4.87m x 4.17m )

Fitted with a range of modern wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, a Rangemaster cooker with extractor fan over, tiled flooring and splashbacks, integrated fridge freezer and dishwasher, plumbing for a washing machine, kitchen island with breakfast bar, radiator, door to the side, useful under stairs storage cupboard, UPVC double glazed window to the rear, and UPVC double glazed sliding doors to the conservatory.

### Conservatory

8'10" x 8'6" (2.7m x 2.6m )

UPVC and brick construction, laminate flooring, UPVC double glazed windows and UPVC double glazed French doors to the rear decking.

### Landing

UPVC double glazed window to the side, loft hatch and doors to the bathroom and three bedrooms.

### Bedroom One

13'9" x 10'2" (4.21m x 3.11m )

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

### Bedroom Two

10'11" x 9'0" (3.33m x 2.75m )

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

### Bedroom Three

7'10" x 6'8" (2.4m x 2.04m )

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

### Bathroom

Incorporating a three piece suite comprising bath with mains control shower over, pedestal wash-hand basin, WC, tiled splashbacks, heated towel rail, UPVC double glazed window to the rear and side, and spotlights.

### Outside

To the front of the property you will find a small gravelled area with concrete driveway and gated side access leading to the rear garden which includes a decking area overlooking the lawn and slate chippings beyond, garage for storage and fence 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

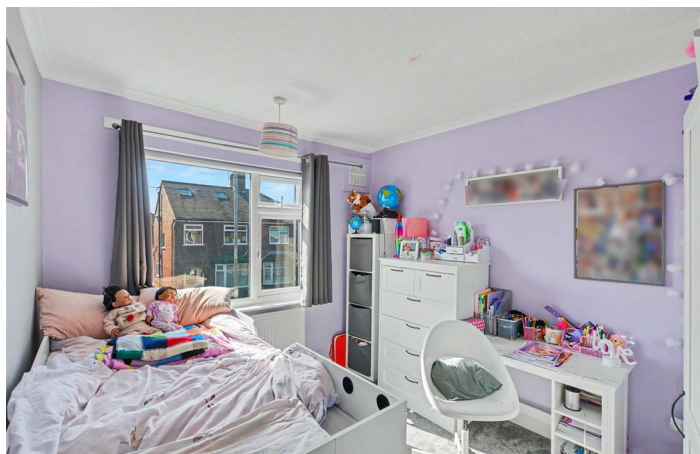
Accessibility/Adaptions: None

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		64	
(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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