



Station Road,  
Beeston, Nottingham  
NG9 2AZ

**£300,000 Freehold**



Located on Station Road, Beeston is this delightful semi-detached house presenting an excellent opportunity for families and professionals alike. With its inviting façade and well-maintained exterior, this property boasts a warm and welcoming atmosphere from the moment you arrive.

Inside, you will find two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy lounge or a formal dining area. The natural light that floods these rooms creates a bright and airy feel, enhancing the overall appeal of the home.

The property features three well-proportioned bedrooms, providing ample space for rest and relaxation. Each room offers a comfortable retreat, ideal for unwinding after a long day. The layout is thoughtfully designed to accommodate both family living and individual privacy.

Completing this charming home is a well-appointed bathroom, ensuring convenience for all residents. The semi-detached nature of the property allows for a sense of community while still providing the privacy that many seek in a home.

Situated in a desirable location, this property is conveniently close to local amenities, schools, and transport links, making it an ideal choice for those who value accessibility and community. With no upward chain, this home is ready for you to move in and make it your own.

In summary, this semi-detached house on Station Road is a wonderful opportunity for anyone looking to settle in Beeston. With its generous living spaces, three bedrooms, and prime location, it is sure to attract interest. Do not miss the chance to view this lovely property and envision your future here.



### Entrance Hall

Composite entrance door, stairs to the first floor, radiator and door to the dining room.

### Dining Room

15'10" x 13'3" (4.85m x 4.05m )

With wooden flooring, log burner with tiled hearth, radiator, UPVC double glazed window to the rear and side, opening into the kitchen, understairs storage cupboard and opening into the lounge.

### Lounge

11'10" x 11'6" (3.61m x 3.51m )

With wooden flooring, feature period cast-iron fireplace with tiled hearth, UPVC double glazed bay window to the front, UPVC double glazed window to the side and radiator.

### Kitchen

14'9" x 8'8" (4.51m x 2.66m )

With a range of wall, base and drawer units, work surfaces, one and half bowl sink with drainer and a mixer tap, Range cooker with six burner gas hob and extractor over, space for a fridge freezer, tiled flooring, integrated dishwasher, two UPVC double glazed windows to the side, and opening into the rear hallway.

### Rear Hallway

With tiled flooring, UPVC double glazed door to the garden and doors to the WC and utility room.

### Utility Room

6'3" x 4'4" (1.92m x 1.34m )

With a Belfast sink with mixer tap, plumbing for a washing machine and tumble dryer.

### Downstairs WC

Fitted with a WC, corner wash-hand basin, tiled flooring, radiator, and UPVC double glazed window to the rear.

### Landing

With loft hatch and doors to the bathroom and three bedrooms.

### Bedroom One

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

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

### Bedroom Two

12'0" x 8'7" (3.67m x 2.64m )

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

### Bedroom Three

8'10" reducing to 5'6" x 6'9" reducing to 3'8" (2.7m reducing to 1.7m x 2.07m reducing to 1.12m )

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

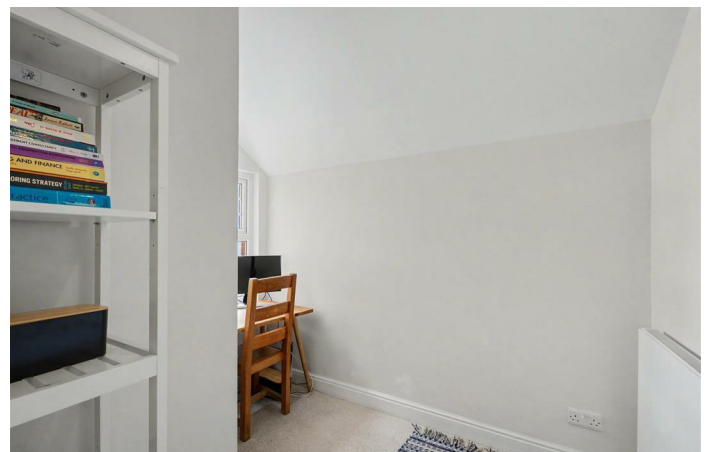
### Bathroom

13'11" x 8'8" (4.26m x 2.65m )

A recently fitted three-piece suite comprising walk-in shower, pedestal wash-hand basin, WC, tiled splashbacks, two heated towels, two UPVC double glazed windows to the side, and built-in storage cupboard.

### Outside

To the front of the property you will find a block paved driveway with space for two vehicles, and gates side access leading to the generous 20 metre long private and enclosed garden, which includes a block paved patio, overlooking the lawn beyond, brick-built pizza oven, a range of stocked beds and borders, mature trees and shrubs, useful storage shed and fence boundaries.





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