



Queens Drive,
Beeston, Nottingham
NG9 2ES

£330,000 Freehold



A well presented three bedroom semi detached property with the benefit of off street parking and vacant free possession.

Situated in this sought-after and popular residential location readily accessible for a range of local shops, schools and excellent transport links, The University of Nottingham and The Queens Medical Centre, this delightful property is considered an ideal opportunity for an array of potential purchasers including, young professionals and growing families.

In brief the internal accommodation comprises; entrance porch, entrance hall, entrance hall, living room, dining room and kitchen to the ground floor, with three bedrooms and shower room with further WC to the first floor.

Outside to the front of the property there is a low maintenance front courtyard with a driveway to the side with the detached garage beyond and side access that leads to the rear garden which is mainly laid to lawn and features paved patio seating area, mature shrubs and is enclosed with timber fencing.

Offered to the market with the benefit of no upward chain this property is well worthy of an early internal viewing.



Entrance Porch

UPVC double glazed entrance door to front, tiled flooring and secondary door leading to entrance hallway.

Entrance Hall

Stairs leading to the first floor landing, carpet flooring, radiator, useful storage cupboards and doors leading into the kitchen, dining room and living room.

Living Room

13'5" x 10'11" (4.11m x 3.35m)

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

Dining Room

19'2" x 10'11" (5.86m x 3.34m)

UPVC double glazed sliding doors leading to the rear garden, feature log burner with tile surround, carpet flooring, radiator and entrance way leading into the kitchen.

Kitchen

16'4" x 7'4" (5.00m x 2.26m)

Fitted with a range of wall, base and drawer units, rolled edge work surfacing, stainless steel sink and drainer unit with mixer tap, integrated electric oven and grill, inset electric hob with air filter over, space and plumbing for washing machine and dishwasher, further useful appliance space, tiling to walls and floor, spot lights to ceiling, radiator and UPVC double glazed window to the rear and side.

First Floor Landing

Stairs rising from the ground floor, attic access, UPVC double glazed window to side and doors leading into the bedrooms, shower room and separate WC.

Bedroom One

11'11" x 10'11" (3.64m x 3.34m)

UPVC double glazed window to the front, carpet flooring, fitted wardrobes and radiator.

Bedroom Two

11'11" x 10'11" (3.65m x 3.35m)

UPVC double glazed windows to the rear, carpet flooring, fitted wardrobes and radiator.

Bedroom Three

7'11" x 7'5" (2.43m x 2.27m)

UPVC double glazed window to the front, carpet flooring and radiator.

Shower Room

Fitted with a three piece suite comprising; corner shower with mains power shower, low level WC, wash hand basin inset to vanity unit, tiling to walls and floor, wall mounted heated towel rail and obscured UPVC double glazed window to the rear.

Separate WC

Fitted with a low level WC, tiling to walls and floor and obscured UPVC double glazed window to the side.

Outside

Outside to the front of the property there is a low maintenance front courtyard with a driveway to the side with the detached garage beyond and side access that leads to the rear garden which is mainly laid to lawn and features paved patio seating area, mature shrubs and is enclosed with timber fencing.

Detached Garage

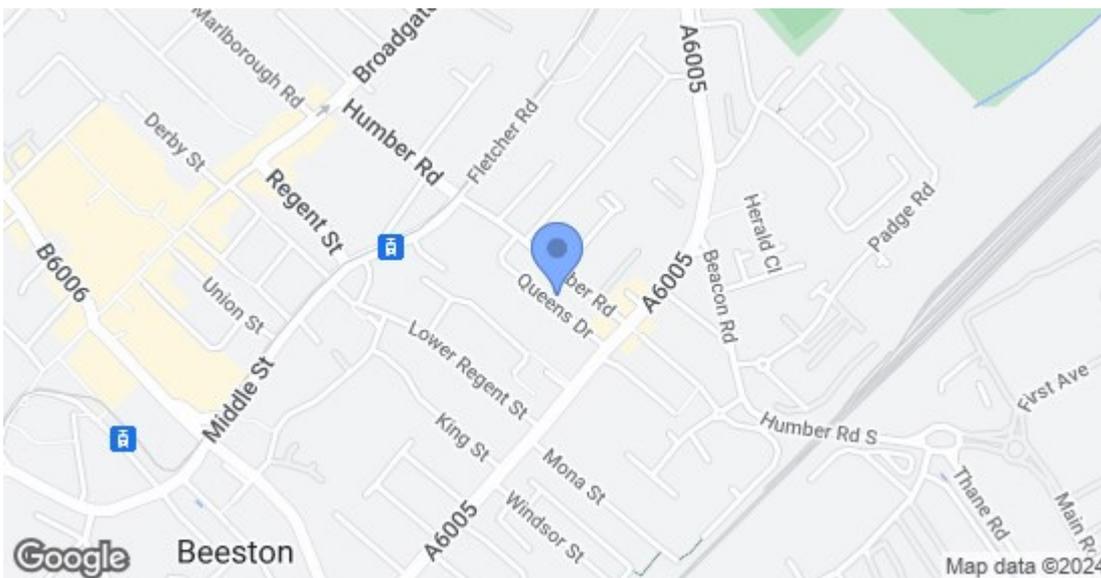
With up and over door to front, window and access door to the side.

Council Tax Band

Broxtowe Borough Council Band C



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
192 plus	A		83
161-191	B		
135-160	C		
105-134	D	61	
81-104	E		
61-80	F		
45-60	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
192 plus	A		
161-191	B		
135-160	C		
105-134	D		
81-104	E		
61-80	F		
45-60	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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.