



Queens Drive  
Beeston, Nottingham NG9 2ES

An Extended Three Bedroom Semi-Detached  
House with a Garage.

**£350,000 Freehold**





An extended three bedroom semi-detached house with a garage.

Situated in this sought after and convenient residential location well placed for a range of local shops and amenities including schools, transport links, Beeston town centre, the Queen's Medical Centre and Boots head office, this fantastic property is considered an ideal opportunity for a range of potential purchasers including young professionals and families.

In brief, the internal accommodation comprises: Entrance hallway, lounge, dining room and extended kitchen to the ground floor with three good sized bedrooms, one with en-suite and a family bathroom to the first floor and a useful loft room to the second floor.

To the front of the property you will find a concrete driveway and carport leading to the garage at the rear, a range of mature trees and shrubs, stocked beds and borders and gated side access leading to the private and enclosed rear garden which includes a decking and patio area perfect for entertaining with a lawn beyond, mature trees and shrubs, stocked borders, patio and a raised pond to the rear of the garden and fenced boundaries.

Enjoying this central Beeston location and offered to the market with the benefit of a light and versatile living space and gas central heating and UPVC double glazing throughout, this great property is well worthy of an early internal viewing.



### Entrance Hallway

With a composite front door, stairs to the first floor, radiator, laminate flooring and door to the lounge.

### Lounge

13'11" x 12'4" (4.26 x 3.78)

With laminate flooring, UPVC double glazed bay window to the front, two radiators, gas fire with marble hearth and mantle and door to the dining room.

### Dining Room

12'9" x 11'5" (3.90 x 3.50)

With laminate flooring, two radiators, UPVC double glazed door and window to the rear, useful under stairs storage cupboard housing the boiler and consumer unit and an opening to the kitchen.

### Kitchen

19'4" x 8'0" (5.90 x 2.45)

With a range of wall, base and drawer units, worksurfaces, one and half bowl sink with drainer and mixer tap, integrated double electric oven, microwave, five burner gas hob with air filter over, space for a fridge freezer, plumbing for a washing machine and dishwasher, tiled flooring and splashbacks, spotlights and UPVC double glazed windows to the side and rear.

### First Floor Landing

With stairs to the loft room, radiator and doors to the bathroom and three bedrooms.

### Bedroom One

13'10" x 12'5" (4.23 x 3.80)

Carpeted double bedroom with fitted wardrobes, UPVC double glazed window to the front, radiator and a door to the en-suite.

### En-Suite

With a corner shower, wash hand basin inset to vanity unit, tiled flooring and walls, heated towel rail, extractor fan and UPVC double glazed window to the front.

### Bedroom Two

10'11" x 8'7" (3.33 x 2.64)

Carpeted double bedroom with built in wardrobes and storage cupboards, UPVC double glazed window to the rear and radiator.

### Bedroom Three

17'6" x 6'10" (5.35 x 2.09)

Carpeted bedroom with built in wardrobe, two radiators, a partitioned off study area and UPVC double glazed windows to the front and rear.

### Bathroom

Incorporating a three piece suite comprising panelled bath with electric shower over, wash hand basin inset to vanity unit and WC.

### Loft Room

10'2" x 10'2" (3.11 x 3.10)

A useful carpeted area with a Velux window.

### Outside

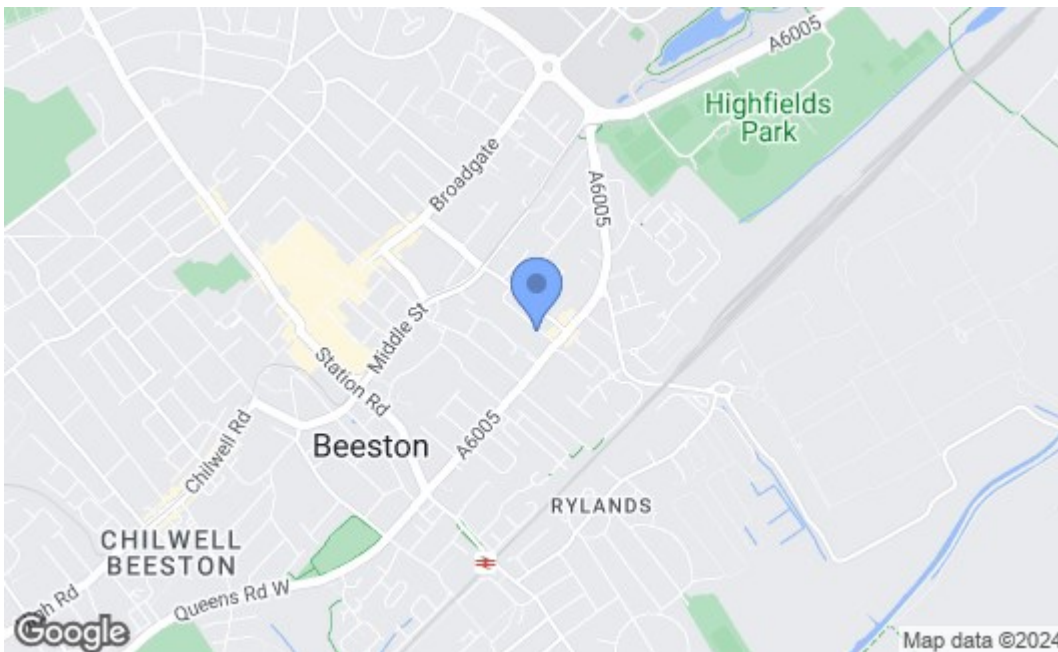
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>56</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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			
(81-91) <b>A</b>			
(69-80) <b>B</b>			
(55-68) <b>C</b>			
(39-54) <b>D</b>			
(21-38) <b>E</b>			
(1-20) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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