



Rydal Drive
Beeston, Nottingham NG9 3AX

A Substantial 1950s Extended Four Bedroom
Detached House on a Generous and Mature
Plot.

Asking Price £725,000 Freehold



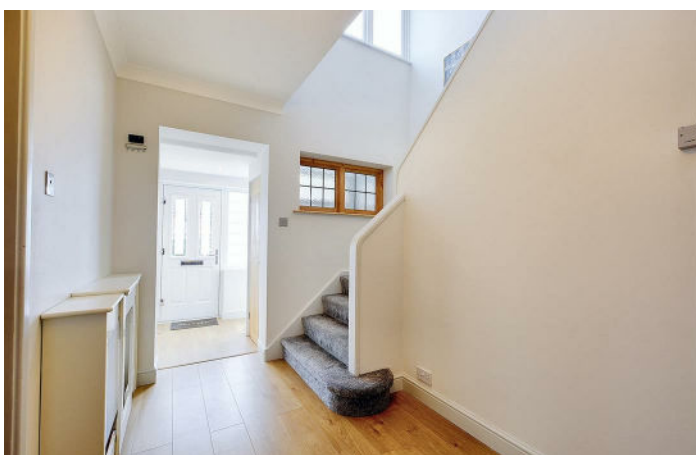
A substantial 1950s extended four bedroom detached house on a generous and mature plot.

Offering a well presented and proportioned living space with an open plan kitchen/diner and impressive garden room to the rear, this versatile and spacious house would doubtless be of great appeal to a variety of potential purchasers but is considered ideal for the needs of a growing family.

In brief, the stylish interior comprises: Entrance porch, WC, entrance hallway, large open plan lounge/diner, garden room, kitchen/diner, side hallway with pantry and storage cupboard. Rising to the first floor is a spacious landing, four good sized bedrooms, a WC and bathroom.

Outside the property occupies a particularly generous and mature plot with a driveway providing ample car standing to the front with a garage beyond and to the rear is a mature and private landscaped garden.

Tucked away in a small and sought after cul-de-sac position, readily accessible for Beeston town centre, the A52 and a range of other facilities, this great house has further development potential and must be viewed to be truly appreciated.



Entrance Porch

A composite double glazed entrance door with flanking window leads to porch.

WC

With WC, wall mounted wash hand basin, tiled walls, wall mounted heated towel rail, extractor fan and tiled flooring.

Hallway

With stairs off to first floor landing, radiator with decorative cover and under stairs cupboard.

Living/Diner

28'6" x 12'3" (8.71 x 3.75)

With UPVC double glazed bay window to the front, aluminium bi-fold doors to the rear, two radiators and a fuel effect electric fire with Adam style surround.

Family Room/Garden Room

12'11" x 12'6" (3.94 x 3.82)

With inset ceiling spotlights, UPVC double glazed window and aluminium bi-fold doors to the rear garden.

Kitchen/Diner

19'1" x 9'11" (5.83 x 3.03)

With an extensive range of good quality fitted wall and base units, worksurfaces with splashbacks, induction hob with extractor above, inset electric oven and grill, one and a half bowl sink with mixer tap, integrated fridge freezer and dishwasher, UPVC double glazed patio doors to the rear garden and radiator.

Side Hallway

With UPVC double glazed door to the rear, internal door to the garage, store with plumbing for a washing machine and space for a dryer and second walk in pantry housing the Worcester boiler.

Spacious First Floor Landing

With UPVC double glazed window and useful storage cupboard.

Bedroom One

13'9" x 12'5" (4.21 x 3.81)

With UPVC double glazed bay window, radiator and fitted wardrobe.

Bedroom Two

12'7" x 12'5" (3.84 x 3.80)

With UPVC double glazed window, radiator and fitted recessed wardrobe.

Bedroom Three

13'1" x 8'10" (4.01 x 2.71)

With two UPVC double glazed windows and radiator.

Bedroom Four

8'10" x 8'5" (2.70 x 2.59)

With UPVC double glazed window, radiator and fitted wardrobe.

WC

With WC, tiled flooring, tiled walls and UPVC double glazed window.

Bathroom

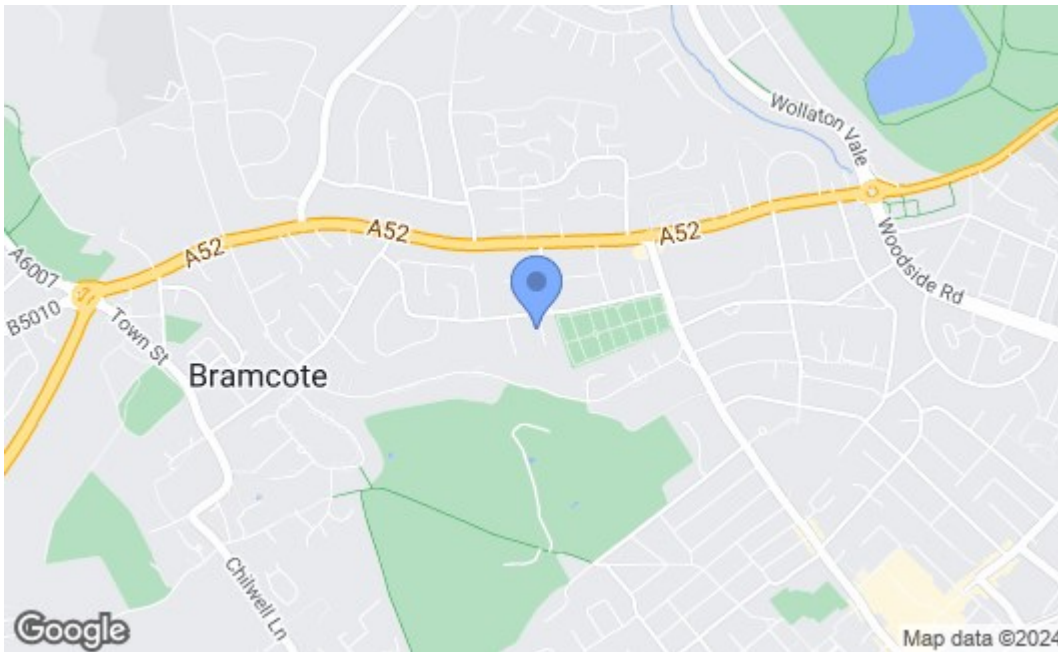
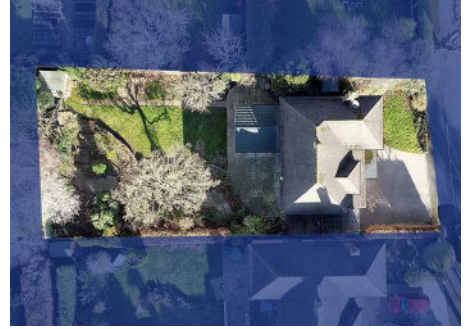
With double wash hand basin inset to vanity unit with mirror fronted cabinet above, bath with Mira shower over, fully tiled walls, wall mounted heated towel rail, tiled flooring, UPVC double glazed window and airing cupboard housing the hot water cylinder with shelves above.

Outside

To the front the property has a driveway leading to the integrated garage and car port and a walled boundary with a primarily lawned garden with established shrubs and gated access to the rear. To the rear the property has a generous and private mature landscaped garden with outside tap, patio, lawn, various well stocked beds and borders and mature shrubs and trees, a summer house and shed.



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		67	79
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 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.