



Park Street,  
Beeston, Nottingham  
NG9 1DH

**£450,000 Freehold**



An attractive Victorian four bedroom semi-detached house that has retained a wealth of character and charm.

Behind this traditional façade lies a substantial and versatile living space, complemented by modern fixtures and fittings throughout, this excellent house will doubtless be of great appeal to a variety of potential purchasers.

In brief the internal accommodation comprises; entrance hall, living room, dining room, breakfast kitchen and WC/utility room. Rising to the first floor are three bedrooms, a further bedroom/study and bathroom.

Outside, the property has landscaped frontage with a drive providing car standing with gated access to a further area of hard standing and to the rear there is an established primarily lawned garden with patio.

Occupying an enviable position within north-west Beeston surrounded by attractive period properties and being well placed for easy access to the A52 and centre of Beeston, this individual home is well worthy viewing.



A recess porch with feature tiling shelters the wooden glazed entrance door.

#### Entrance Hallway

Exposed and varnished floorboards, radiator and stairs to the first floor.

#### Living Room

13'0" x 14'11" (3.98m x 4.55m )

Double glazed bay window to the front with fitted shutters and original feature fuel effect gas fire with Adam-style surround.

#### Dining Room

13'1" x 12'1" (4m x 3.69m )

Two windows, deep brick fireplace with tiled hearth and a useful under stair cupboard.

#### Breakfast Kitchen

12'10" x 10'7" (3.92m x 3.26m )

An extensive range of fitted wall and base units, wooden counter tops with tiled splashback, a Belfast style sink with mixer tap, a Rangemaster cooker with air filter above, plinth heater, tiled flooring, radiator, window and patio door leading to the exterior.

#### Downstairs WC/Utility

5'6" x 4'7" (1.70m x 1.40m )

Fitted with a low level WC, wall mounted wash hand basin, plumbing for a washing machine, space for a dryer and a wall mounted Baxi boiler and radiator.

#### First Floor Landing

Stairs rising from the ground floor, carpet flooring and doors leading to the bedrooms and bathroom.

#### Bedroom One

12'0" x 10'10" plus door recess (3.68m x 3.32 plus door recess)

Window, radiator and feature cast iron fireplace with tiled hearth.

#### Bedroom Two

12'4" x 10'7" (3.78m x 3.23m )

Two windows, radiator and exposed and varnished floorboards.

#### Bedroom Three

8'8" m 7'6" increasing to 13'10" (2.65m m 2.30m increasing to 4.24m )

Window and radiator.

#### Bedroom Four/Study

9'2" x 5'4" plus door recess (2.80m x 1.65 plus door recess )

Window, radiator, exposed and varnished floorboards.

#### Bathroom

10'4" x 5'6" (3.17m x 1.70m )

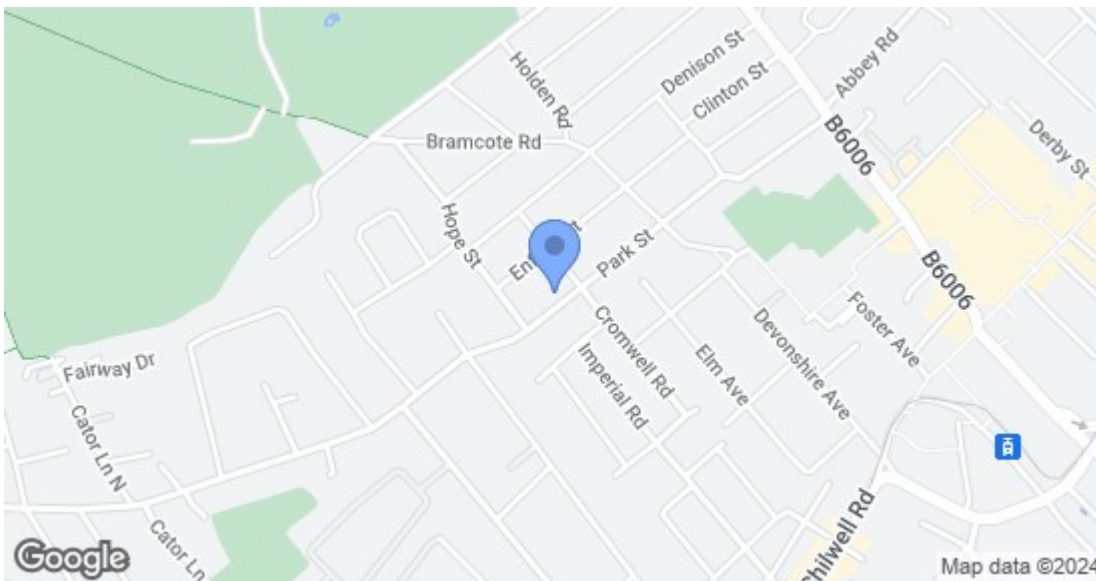
Four piece suite comprising; low level WC, wash hand basin set upon a table with tiled splash back, bath with shower handset, double shower cubicle, part tiled walls, inset ceiling spotlights, extractor fan, radiator with towel rail and window.

#### Outside

To the front the property has a low maintenance landscaped garden with slate chips and a path leading to the front door and a drive providing car standing with double gates to a further area of hard standing. To the rear the property has a mature and enclosed private garden with patio, two sheds and a primarily lawned garden with mature shrubs and trees.



**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		63	
(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	

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.