



Grasmere Road,
Beeston, Nottingham
NG9 3AQ

£465,000 Freehold



A well presented three bedroom traditional detached home built in the 1930's. This charming property would be considered an ideal opportunity for a variety of buyers, including growing families and anyone looking to relocate to the vibrant town of Beeston.

Situated in a sought after residential location, well placed for easy access to Beeston town centre and local amenities; such as shops, public houses, schools. The property is conveniently located for the University of Nottingham and the Queen's Medical Centre along with excellent transport links including the A52, M1 and NET trams.

In brief the internal accommodation comprises; entrance porch, leading through to a welcoming entrance hall, dining room, living room, orangery and kitchen to the ground floor. Then rising to the first floor are three double bedrooms, bathroom and separate WC.

At the front of the property there is a block paved driveway with parking for up to three cars. To the rear is a beautifully landscaped south facing garden with a paved seating area, lawn and mature shrubs.

Having been incredibly well maintained by the current vendors this delightful property is offered to the market with the advantage of gas central heating, UPVC double glazing throughout and is well worthy of an early internal viewing in order to be fully appreciated.



Entrance Porch

UPVC double glazed porch doors with front door leading to the entrance hall.

Entrance Hall

A spacious entrance hall with carpeted flooring, radiator and access to a generously sized cloakroom.

Dining Room

14'0" x 11'6" (4.29m x 3.53m)

A carpeted room with radiators and UPVC double glazed bay window to the front aspect.

Lounge

13'2" x 11'6" (4.02m x 3.52m)

A carpeted room with radiator, dual fuel log burner with stone surround and UPVC double glazed French doors to the rear garden.

Orangery

16'6" x 9'0" (5.03m x 2.75m)

With panoramic roof lantern, tiled wood effect flooring, electric heater, UPVC double glazed French doors and windows to the rear garden.

Kitchen

14'7" x 8'11" (4.47m x 2.74m)

Fitted with a range of quality wall, base and drawer units with granite work surfaces and splash backs, recessed sink with mixer tap, inset induction hob with extractor fan above and two integrated Neff electric ovens, one of which includes microwave settings, integrated dishwasher, complimentary tiling to the floor, spotlights to the ceiling, wall mounted combination boiler and UPVC double glazed window to the rear and side aspect.

Utility/Rear Lobby

Space and plumbing for washing machine and tumble dryer with UPVC double glazed door to the side aspect.

First Floor Landing

Feature UPVC double glazed window to the side aspect and loft access.

Bedroom One

13'2" x 11'7" (4.02m x 3.54m)

A carpeted room with radiator, fitted wardrobes with mirrored sliding doors and UPVC double glazed window to the rear aspect.

Bedroom Two

14'2" x 11'7" (4.34m x 3.54m)

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

Bedroom Three

8'11" x 8'7" (2.72m x 2.63m)

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

Bathroom

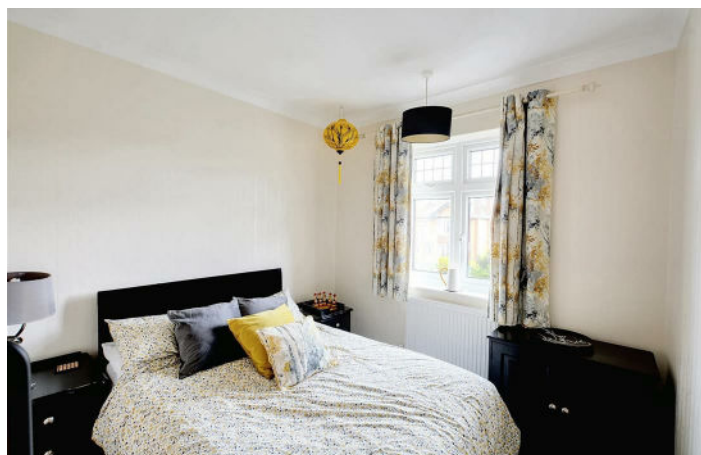
Incorporating a Porcelanosa mains powered shower, bath, wash hand basin, fully tiled walls and floors, wall mounted heated towel radiator, spotlights to ceiling and UPVC double glazed window.

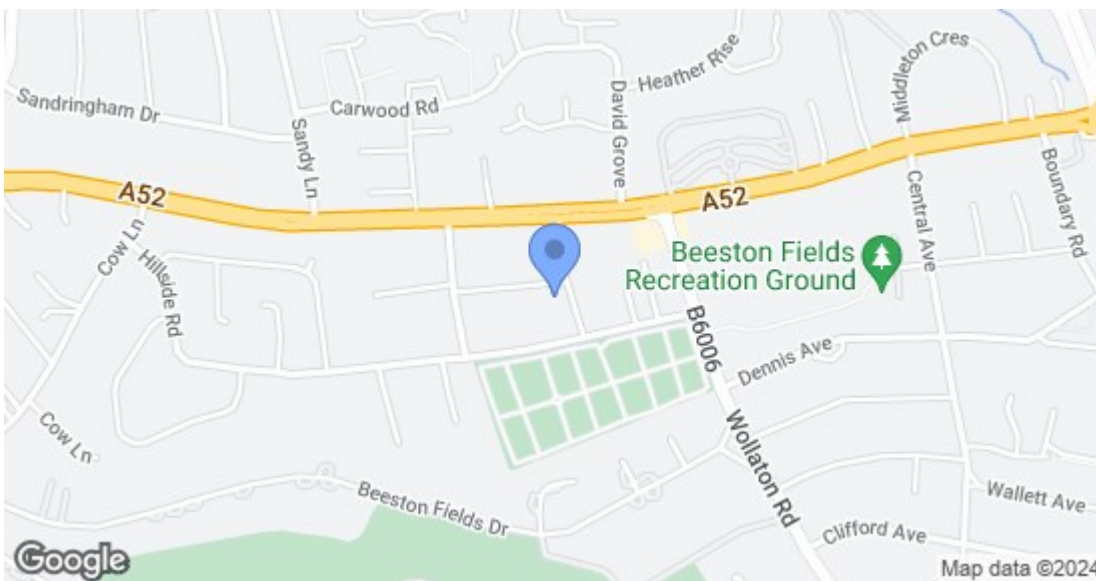
Separate Toilet

Carpeted and with UPVC double glazed window.

Outside

To the front of the property is a low maintenance block paved driveway providing off-road car parking for multiple vehicles with the garage beyond. Gated side access leads to the beautifully maintained south facing landscaped garden which features a paved patio seating area with wide steps up to the lawn beyond, stocked beds and borders, mature shrubs and trees with a further gravelled seating area at the foot of the garden.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) 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			
(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.