



Kingrove Avenue,
Beeston, Nottingham
NG9 4DQ

£335,000 Freehold



An extended three bedroom semi detached property within walking distance of Beeston High Street.

Fantastically located, the property is readily accessible for a variety of local shops and amenities including schools, healthcare facilities, public houses, restaurants, and a gym. There is also the advantage of great transport links nearby for bus, tram, and train services. This well-presented property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young families or anyone looking to relocate to the vibrant town of Beeston.

In brief the internal accommodation comprises; entrance porch, with a secondary door through to the hallway, living room, second large reception room, kitchen, conservatory and guest cloakroom. Then rising to the first floor are three well proportioned bedrooms and family bathroom.

Outside to the front of the property there is a driveway providing off road car parking with the detached garage beyond. To the rear of the property there is a private and enclosed garden.

Offered to the market with the benefit of gas central heating and UPVC double glazing throughout, this property is well worthy of an early viewing.



Entrance Porch

UPVC double glazed entrance door through to the porch with tiled flooring.

Entrance Hallway

Secondary door through to the entrance hall, with laminate flooring and radiator.

Living Room

16'9" x 11'4" (5.11m x 3.47m)

Laminate flooring, with radiator, gas fire and UPVC double glazed bay window to the front aspect.

Second Reception

29'3" x 11'4" (8.92m x 3.47m)

Extended to the rear, this large room has space from both a lounge and dining area. Laminate flooring, two radiators, log burner, two UPVC double glazed windows to the side aspect and UPVC double glazed French doors to the rear garden.

Kitchen

11'6" x 10'2" (3.53m x 3.10m)

A range of wall and base units with work surfacing over and tiled splashbacks, sink and drainer with mixer tap, integrated electric oven and central island with inset 5 ring gas hob. Integrated Fridge and freezer.

Space and fittings for freestanding appliances to include washing machine and dishwasher, tiled flooring and UPVC double glazed door to the conservatory.

Conservatory

14'10" x 9'6" (4.54m x 2.92m)

Laminate flooring, with radiator and UPVC double glazed French doors and windows to the rear garden.

Downstairs WC

Low flush WC and pedestal wash hand basin. Radiator and wall mounted boiler.

First Floor Landing

Access to the loft hatch and two UPVC double glazed windows to the front aspect.

Bedroom One

12'0" x 11'4" (3.68m x 3.47m)

Carpeted room, with radiator and UPVC double glazed window to the rear aspect.

Bedroom Two

11'5" x 7'8" (3.48m x 2.35m)

Carpeted room, with radiator and UPVC double glazed window to the rear aspect.

Bedroom Three

11'5" x 7'5" (3.48m x 2.28m)

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

Bathroom

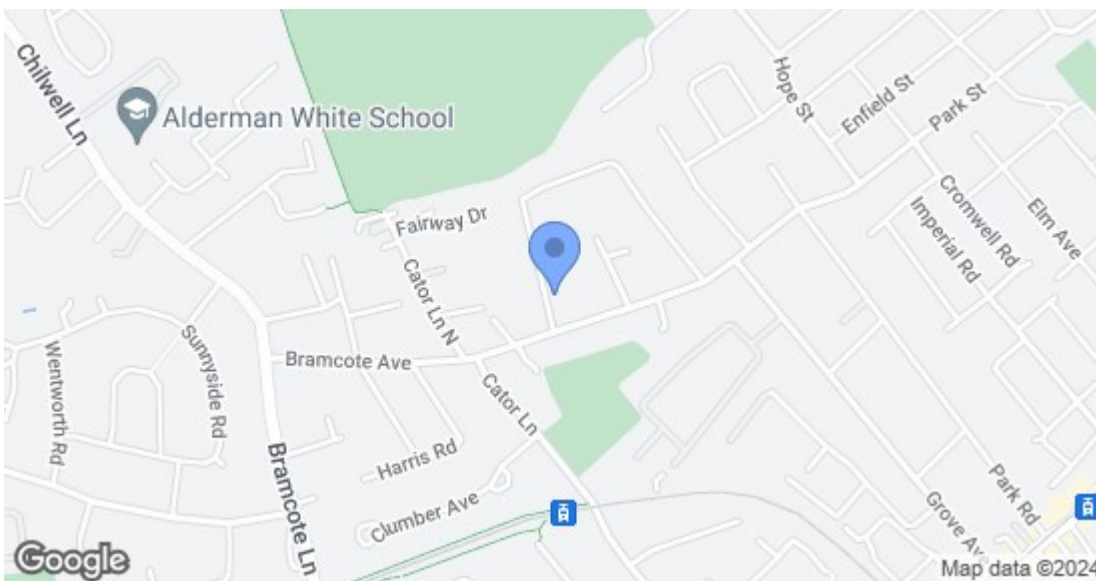
Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with mains powered shower above and glass shower screen, heated towel rail, part tiled walls and UPVC double glazed window to the side aspect.

Outside

To the front is a paved front garden with driveway for off street parking leading to the garage, with up and over door. The rear is primarily lawned with a paved seating area, mature shrubs, raised flower beds and greenhouse.



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
192 plus	A		
161-191	B		84
130-160	C		
105-129	D		58
80-104	E		
55-79	F		
35-54	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		
130-160	C		
105-129	D		
80-104	E		
55-79	F		
35-54	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.