



Queens Road,  
Beeston, Nottingham  
NG9 1JA

**£400,000 Freehold**



An incredibly spacious four bedroom semi-detached property arranged over three floors.

Situated just a short walk to the high street, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This wonderful property would be considered an ideal opportunity for a large variety of buyers including families looking to upsize, young professionals who might want to consider renting out a room or any buy to let investors looking to add to a rental portfolio.

In brief the internal accommodation comprises; entrance hall, lounge, dining room, currently used as a bedroom, Breakfast Kitchen and Utility Room/ Shower Room. Then rising to the first floor are three double bedrooms and bathroom. Then on the top floor is the fourth bedroom.

Outside to the front of the property there is a paved driveway providing off road car standing. Gated side access leads to the private and enclosed rear garden.

Having been well maintained by the current vendors this generous 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.



#### Entrance Hall

UPVC double glazed entrance door, laminate flooring and radiator.

#### Lounge

15'3" x 11'10" (4.66m x 3.61m )

UPVC double glazed bay window to the front, carpet flooring and radiator.

#### Dining Room

12'6" x 9'10" (3.82m x 3.02m )

UPVC double glazed window to the rear and side aspect, laminate flooring and radiator. (Currently used as a bedroom)

#### Breakfast Kitchen

22'2" x 10'5" (6.77m x 3.19m )

Fitted with a range of wall, base and drawer units, work surfacing with tiled splashback, breakfast bar, stainless steel one and half bowl single and drainer unit with mixer tap. integrated electric oven, inset gas hob with extractor hood over, space and plumbing for washing machine, further appliance space, wall mounted boiler, tiled flooring and UPVC double glazed window and door to the rear aspect.

#### Utility Room/Shower Room

9'0" x 9'0" (2.76m x 2.75m )

Wall and base units with work surfacing over. Space and fittings for freestanding washing machine and dryer. Three piece suite to include walk in mains powered shower, wash hand basin and WC, part tiled walls and radiator.

#### First Floor Landing

Stairs rising from the ground floor, carpet flooring and radiator.

#### Bedroom One

15'1" x 14'10" (4.61m x 4.53m )

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

#### Bedroom Two

14'9" x 9'4" (4.52m x 2.85m )

UPVC double glazed window to the rear aspect, carpet flooring and radiator.

#### Bedroom Three

12'7" x 9'10" (3.85m x 3.00m )

UPVC double glazed window to the rear aspect, carpet flooring and radiator.

#### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, walk in electric power shower, fully tiled, heated towel rail and UPVC double glazed window to the side aspect.

#### Second Floor Landing

Stairs rising from the first floor and carpet flooring.

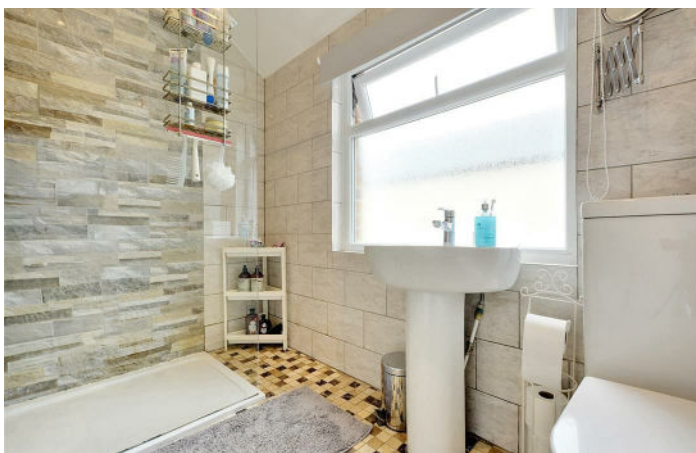
#### Bedroom Four

12'5" x 11'8" (3.81m x 3.56m )

UPVC double glazed window to the rear aspect, carpet flooring and radiator.

#### Outside

To the front of the property there is a low maintenance paved driveway providing off road car standing. Gated side access leads to the private and enclosed rear garden which is mainly laid to lawn and features a garden shed and fence boundaries.



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
192 plus	A		
161-191	B		
129-160	C		
105-128	D		
81-104	E		
55-80	F		
35-54	G		
Not energy efficient - highest 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			
192 plus	A		
161-191	B		
129-160	C		
105-128	D		
81-104	E		
55-80	F		
35-54	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.