



Cavendish Place,
Beeston, Nottingham
NG9 1BY

£1,195,000 Freehold



A stunning architect designed individual five/Six bedroom detached house constructed in 2017.

Behind this attractive and traditionally styled façade lies a beautifully crafted modern living space with bespoke features and a particularly impressive open plan kitchen diner and living space to the rear with feature twin bi-fold doors and Velux windows.

In brief the stylish and extensive interior with generous accommodation arranged over three floors comprises; entrance hall, guest cloakroom, reception room/ground floor bedroom five with en-suite room, sitting room, open plan kitchen diner and living area, utility room and large garage with WC. Rising to the first floor is a principle en-suite bedroom, three further double bedrooms and bathroom, then rising to the second floor is a further large bedroom with shower room.

Outside the property has a drive to the front providing ample car standing, established shrubs and borders and to the rear has a primarily lawned garden with mature stocked beds and borders and a patio.

Tucked away in a small and peaceful tree lined cul-de-sac within the St. Johns conservation area, this fabulous property is available with chain free vacant possession and is ideally situated for easy access to Beeston, excellent transport links as well a range of other useful facilities.



A recess porch shelters the wooden panelled entrance door with feature colour leaded glazing.

Entrance Hallway

Tiled flooring, bespoke staircase to the first floor, cloak cupboard, under stairs storage cupboard and underfloor heating throughout the ground and first floor.

Guest Cloakroom

Fitted with a low level WC, pedestal wash hand basin with mirror above, fully tiled walls, tiled flooring, extractor fan and inset ceiling spot lights.

Bedroom Six/Reception Room

13'6" x 10'10" (4.12m x 3.31m)

Wooden double glazed bay window and recessed wardrobe.

En-suite

8'9" x 6'5" (2.69m x 1.97m)

Fitted with a low level WC, pedestal wash hand basin with mirror above, bath, shower cubicle with mains control overhead shower and further shower handset, shaver point, extractor fan, inset ceiling spotlights, fully tiled walls, tiled flooring and wall mounted heated towel rail.

Sitting Room

13'3" x 16'9" (4.06m x 5.13m)

Double glazed bay window to the front, fuel effect gas fire with slate hearth and Adam-style surround.

Kitchen Diner/Living Area

29'9" x 19'9" (9.08m x 6.04m)

With an extensive range of wall, base and drawer units, work surfacing with tiled splashback, one and half bowl sink and drainer unit with mixer tap, gas hob with extractor above, integrated drinks fridge, dishwasher, two Neff ovens, integrated fridge and freezer, inset ceiling spotlights, air conditioning unit, double glazed wooden window, twin aluminium bi-fold doors, two feature Velux windows, tiled flooring and inset ceiling spot lights.

Utility

16'0" x 6'8" (4.88m x 2.05m)

Fitted wall and base units, work surfacing with tiled splashback, single sink and drainer unit with mixer tap, plumbing for a washing machine, extractor fan, tiled flooring and inset ceiling spotlights.

Garage

38'5" x 14'0" decreasing to 9'8" (11.73m x 4.27m decreasing to 2.95m)

Timber doors to the front, tiled flooring, radiator, pedestrian door to the rear, feature oval window and two Velux windows.

Boiler Room

Housing the Ideal boiler and hot water cylinder.

WC

Fitted with a low level WC, pedestal wash hand basin, radiator, UPVC double glazed window and extractor fan.

First Floor Landing

With stairs rising from the ground floor, useful storage cupboard, feature stair light and stairs leading to the second floor.

Bedroom One

16'2" x 13'2" (4.94m x 4.03m)

Walk in wardrobe, double glazed wooden window and double glazed aluminium window.

En-Suite

13'11" x 6'5" maximum overall measurements (4.26m x 1.97m maximum overall measurements)

Fitments in white comprising: low level WC, pedestal wash hand basin with shaver point, freestanding with bath ball and claw feet and shower handset, shower cubicle with shower over, fully tiled walls, tiled flooring, wall mounted heated towel rail, extractor fan, double glazed wooden window and inset ceiling spotlights.

Bedroom Two

13'2" x 12'8" (4.03m x 3.87m)

Aluminium double glazed window.

Bedroom Three

13'6" x 13'3" (4.14m x 4.05m)

Wooden double glazed window.

Bedroom Four

16'1" x 10'3" (4.91m x 3.13m)

Wooden double glazed window.

Bathroom

9'9" x 6'9" (2.98m x 2.06m)

Fitments in white comprising: low level WC, pedestal wash hand basin with illuminated mirror above, shaver point, freestanding bath with shower handset, double shower cubicle with mains overhead shower and further shower handset, wall mounted heated towel rail, inset ceiling spotlights, extractor fan, fully tiled walls and tiled flooring.

Second Floor Landing

With double glazed window, stair light and eaves storage cupboard.

Bedroom Five

19'4" x 17'8" (5.91m x 5.40m)

Three Velux windows and two radiators.

Shower Room

11'8" x 9'1" (3.57m x 2.77m)

Fitments in white comprising: low level WC, pedestal wash hand basin with illuminated mirror above, double shower cubicle with overhead shower and further shower handset, twin Velux windows, wall mounted heated towel rail, extractor fan, fully tiled walls, tiled flooring and eaves storage cupboard.

Outside

To the front, the property has a drive providing off road car standing with the garage beyond, paving and gravel, a bin store and shrub borders. To the rear the property has a enclosed and mature garden, with a patio with outside tap and socket, primarily lawned garden with mature borders and trees, including a apple and pear tree and a timber shed.

Material Information

Property Construction: Traditional Brick Construction

Water Supply: Mains Water

Sewerage: Mains Sewerage

Heating: Gas Fired Central Heating

Building Safety: No Risks in the building observed

Restrictions: In St. Johns Conservation Area

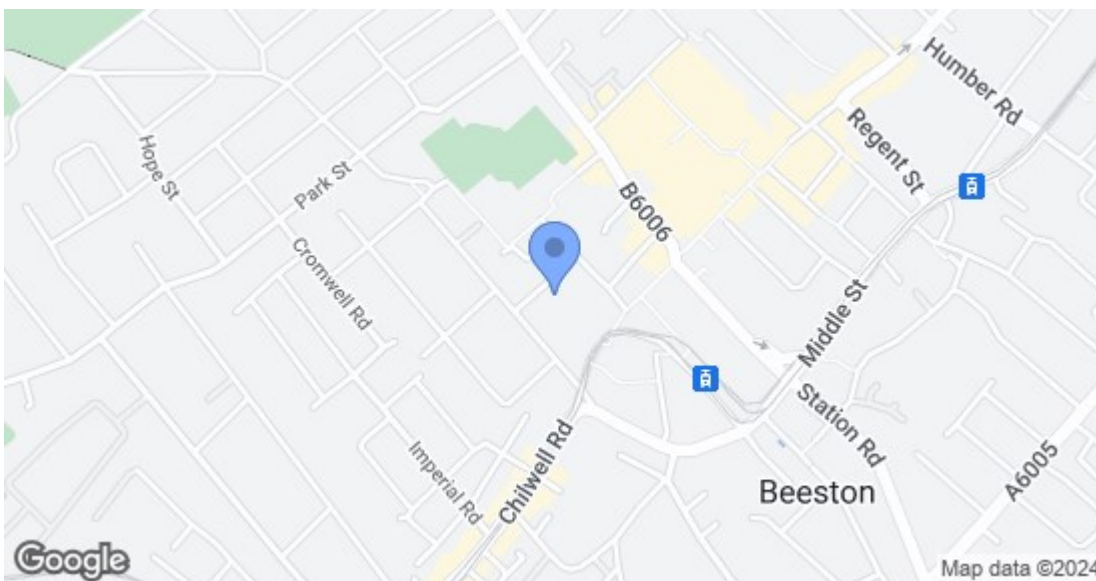
Flood Risk: Low

Planning Permission: Planning and Building Regulations Obtained When Built

Accessibility/Adaptions: None



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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) 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.