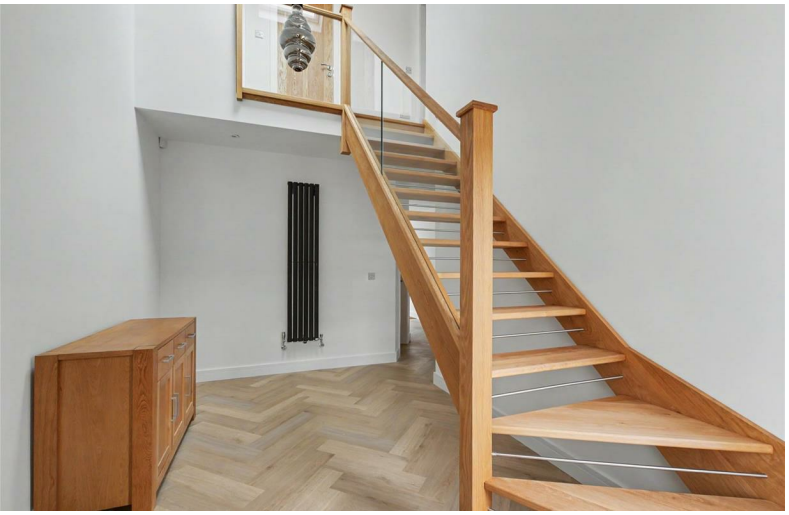
Robert Ellis

look no further...



Hampden Grove,
Beeston, Nottingham
NG9 1FG

£795,000 Freehold

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Situated on a private corner position within this highly regarded residential suburb, is this extensively refurbished, remodelled and extended four-bedroom chalet-style detached house.

An architect designed and led redevelopment, originally of a modest bungalow to create a simply stunning and spacious two-storey detached residence, which offers fantastic flexibility of accommodation.

Without doubt the standout feature of the property is the L-shaped open plan living dining kitchen centred around the epitome of German engineering with a bespoke fitted kitchen having central island unit, great for entertaining, an array of high-quality built-in appliances and ingenious storage solutions as well as a Quooker boiling hot tap. This whole area has under floor heating, with a distinct separation between the living and dining areas which are interchangeable, the dining area having a partial vaulted ceiling with electrically operated Velux roof lights, a full height window and over-sized aluminium sliding doors, creating a wall of glass and opening into the patio and garden.

The principal bedroom suite is located on the ground floor and offers a private space to the rear of the property, with large en-suite shower facility, an abundance of light with full height picture window and bi-fold doors opening into a private and surprisingly spacious rear courtyard garden where there is room for a hot tub.

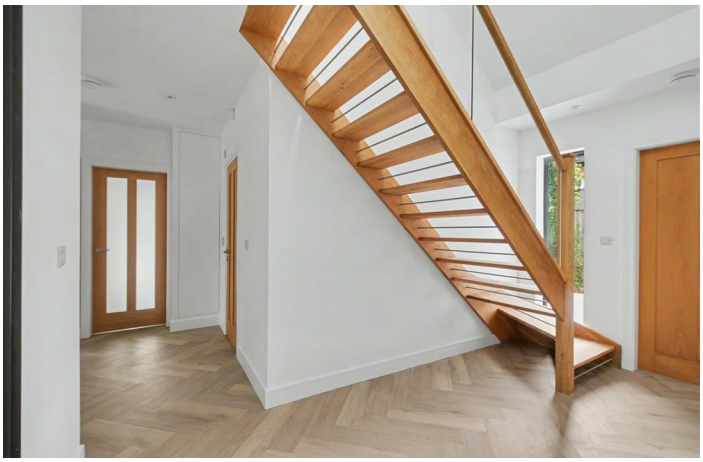
The welcoming hallway leads into a central hallway which can also be used as a study area, also on the ground floor is the fourth double bedroom which could be used as a second sitting room, snug etc, and a useful ground floor shower room.

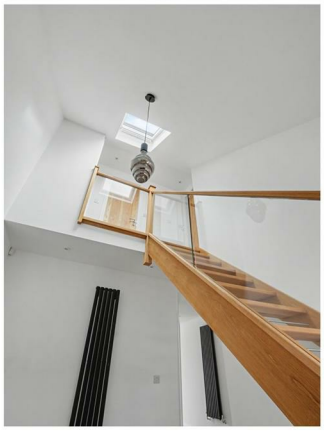
A bespoke oak and glass staircase leads from the central hallway to the first-floor landing where there are two generous double bedrooms and a luxury four-piece family bathroom with free-standing bath tub, sat under a Velux double glazed roof window, to hopefully glimpse the stars of an evening.

The property enjoys a generous corner garden plot with a brick pillared entrance leading to an extensive blocked paved forecourt, providing off road parking for at least three vehicles, and access to the integral garage, there are enclosed private gardens to lawn, with a porcelain tiled patio area and further gardens to rear, again with porcelain tiled courtyard style private garden flanked with bedding.

Situated in this highly sought after residential suburb in the north-west quadrant of Beeston and within walking distance of the bustling town centre itself, which offers a wealth of local and national retailers and any number of bars, cafes, bistros and restaurants as well as cinema and other entertainment. Beeston offers a great variety of transport links with bus, train and tram linking to Nottingham City.

Finished to an exacting standard, this energy efficient property has aluminium double-glazed windows, gas central heating with contemporary radiators and under floor heating. We believe this property will suit a variety of buyers including families but in particular those looking to downsize without actually having to downsize, but to a property that is more manageable and potential future proofing with bedroom accommodation on both ground and first floors. We highly recommend a detailed internal viewing to fully appreciate this superb property.





Entrance Hall
20'6" x 3'10" increasing to 8'1" (6.25m x 1.18m increasing to 2.47m)
A generous welcoming central hallway with aluminium front entrance door and matching double-glazed full height windows. Feature tubular radiator, high quality LVT flooring which continues throughout the living space, built in closet and open to central hallway.

Open Plan Living Dining Kitchen

Living Space
20'8" x 11'8" (6.32m x 3.56m)
Underfloor heating, media point, two full height portrait aluminium double glazed windows to the side, and aluminium walk-in double glazed bay window to the front.

Dining Kitchen
28'2" x 11'5" (8.61m x 3.50m)
The kitchen area comprises a German engineered comprehensive fitted range of wall, base and drawer units with low profile Dekton high quality work surfacing, inset stainless steel sink unit with Quooker boiling hot tap. Central island unit with inset pop-up plug socket. Integrated wine cooler, base cupboards and drawer units with integrated drawer dividers. An array of built-in appliances including Siemens electric fan assisted oven, matching integrated microwave, and warming drawer. Bora induction hob with built-in extraction system. Integrated fridge and separate freezer both accessed by electric push button door fasteners. Integrated AEG dishwasher. The kitchen cabinets drawers have a variety of high quality and useful storage solutions including carousel units and spice rack, amongst other things. Flow extraction system and zoned underfloor heating, media points, wall lights, vaulted ceiling with two electric remote control Velux roof windows, feature gable window, full height double glazed picture window and large aluminium sliding full heights doors opening into the garden. Feature landscaped window to the rear and double-glazed aluminium door with integrated blind to rear garden.

Utility Room
7'8" x 5'5" (2.34m x 1.67m)
A range of wall and base cupboards with low profile contrasting Dekton work surfacing and inset stainless steel sink unit with mixer tap. Integrated washing machine, wall mounted gas boiler (for central heating and hot water system). Double glazed aluminium window to the rear.

Shower Room
3'4" x 7'6" (1.03m x 2.31m)
Three-piece suite comprising a floating wash-hand basin, floating low flush WC with concealed cistern, walk-in shower cubicle with Hansgrohe twin rows thermostatic controlled shower system, wall mounted mirror with colour changing LED and demist function. Heated towel rail, air extractor, shaving point.

Snug/Bedroom Four
12'10" x 10'3" (3.92m x 3.13m)
Feature tubular radiator, media point, aluminium double glazed window to the front.

Central Hallway/Study Area
12'9" x 8'7" (3.9m x 2.62m)
A versatile space that would make an ideal study space, tubular radiator, double height ceiling with Velux double glazed roof window, full height aluminium portrait window to the rear, feature oak staircase with glass balustrade leading to the first floor landing.

Principal Bedroom
10'10" increasing to 14'2" x 15'7" reducing to 9'4 (3.32m increasing to 4.33m x 4.76m reducing to 2.85)
This ground floor bedroom suite has underfloor heating, fitted wardrobes, vaulted ceiling with electric assisted Velux double glazed roof window. Full height picture window and aluminium bi-fold doors with hit and miss motorised blinds opening into the rear courtyard garden. Door to en-suite.

En-Suite
5'10" x 9'4" (1.78m x 2.86m)
Floating wash-hand basin with vanity unit, low flush WC with concealed cistern, large walk-in shower enclosure with twin row thermostatic controlled shower system. Tiling to walls, feature mirror radiator, air extractor, shaving point.

First Floor Landing
Giving access to bedrooms two and three and family bathroom.

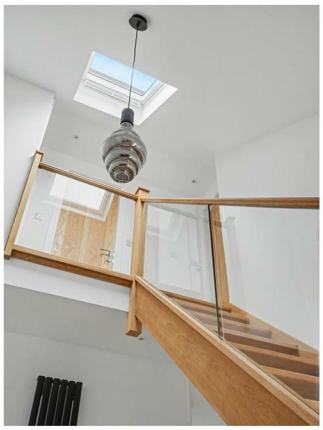
Bedroom Two
20'6" (maximum) x 10'6" (6.26m (maximum) x 3.21m)
Tubular radiator, media point, wall lights, two double glazed Velux roof windows to the front.

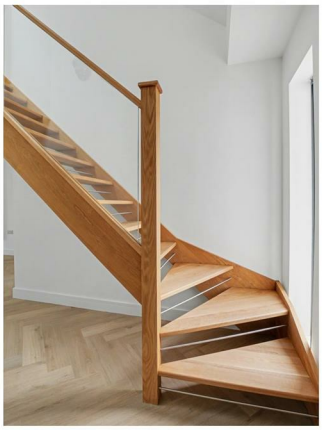
Bedroom Three
18'9" x 11'9" reducing to 10'0" (5.73m x 3.6m reducing to 3.06m)
Tubular radiator, media point, Velux double glazed roof window to the front and aluminium double-glazed window to the rear.

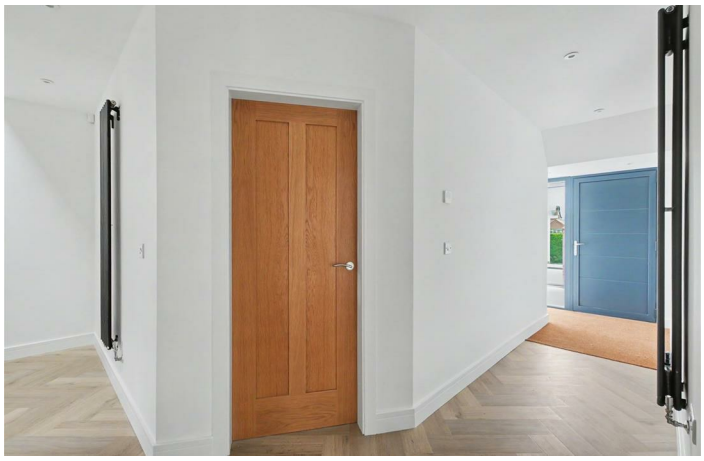
Family Bathroom
9'10" x 6'10" (3.02m x 2.09m)
Four-piece suite comprising floating wash-hand basin, floating WC with concealed cistern, floor mounted bathtub, with feature pillar mixer taps with handheld shower, sitting under a Velux double glazed roof window. Corner shower cubicle with Hansgrohe thermostatic controlled shower system. Feature tiling to walls and floor, feature mirror, heated towel rail.

Outside
The property is situated on a corner position on the corner of Hampden Grove and Ireton Street. Fronting Hampden Grove the property is approached by attractive brick pillars opening to a contrasting blocked paved forecourt with parking for up to three vehicles. This also leads to the integral garage with motorised door. Railing and matching gate through to the main garden, which provides a good degree of privacy. The main garden is centred around a section of garden laid to lawn; there is a porcelain tiled pathway leading to a large porcelain tiled terrace patio area. There are two raised sleeper flower beds. There is a pedestrian gate leading on to Ireton Street, the porcelain pathway leads beyond the patio area to the rear garden where the paving expands into an attractive courtyard style garden, which offers an extremely private space for sitting, eating and entertaining, including space and pre-wiring for a hot tub. Outside lighting, external power and cold-water tap. There are colourful beds with ornamental trees and shrubs.

Garage
16'0" x 12'11" (4.9m x 3.95m)
Remote controlled roller door, lights and power, and housing the pressurised hot water system which is heated by the gas boiler in the utility room and additional cold water tap.







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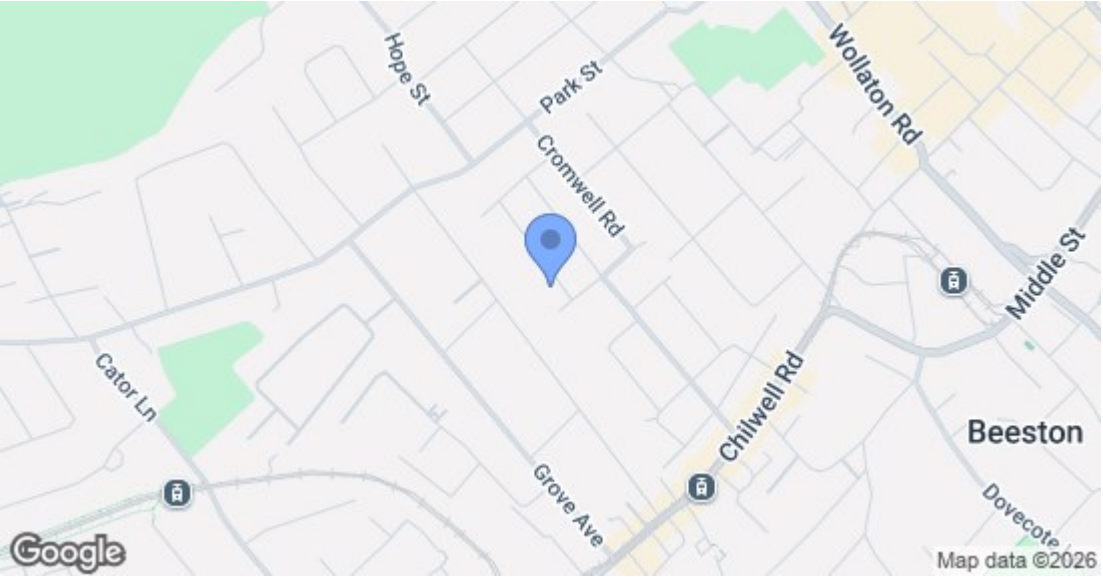

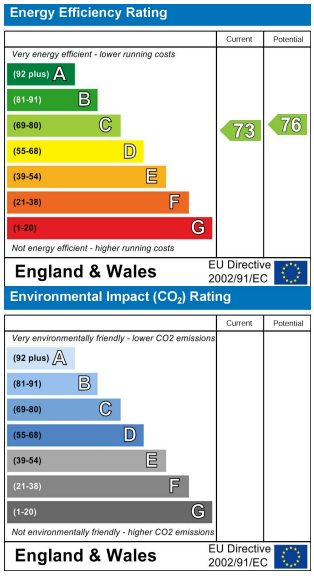

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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