

| Beeston Fields Drive | Beeston | Nottingham | NG9 3DB

Robert Ellis
RESIDENTIAL



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Porch

Open porch with two outside lights, a pitched tiled roof and tiled flooring leading through a wood panelled door with inset glazed panel to:

Reception Hall

Stairs with balustrade and cupboard under leading to the first floor, feature leaded glazed window to the front, radiator with a shelf over, plate rail to three walls, three wall lights, door with an inset opaque leaded glazed panels leading to the breakfast kitchen and wood panelled doors leading to the lounge, dining room and cloaks/w.c.

Cloakroom

The cloakroom has a hand basin, radiator, cloaks hanging, opaque double glazed leaded window, cornice to the wall and ceiling, recessed lighting to the ceiling and a door leading to:

Separate w.c.

Half tiled walls, low flush w.c., tiled flooring, opaque double glazed leaded window, cornice to the wall and ceiling and recessed lighting to the ceiling.

Lounge

26'2 x 12'6 approx (7.98m x 3.81m approx)
This large main reception room has a leaded double glazed window to the front with fitted blinds, double opening, double glazed doors set in a bay window leading out to the rear garden with double glazed windows to either side, a feature brick fire surround with an arched inset and tiled hearth, Georgian glazed bow display cabinet to one wall, three radiators, two wall lights and archways leading to:

Sitting Area

9'5 x 8'5 approx (2.87m x 2.57m approx)
This room has a Georgian glazed bow window overlooking the rear garden, a radiator and Georgian glazed door leading into:

Bespoke Hardwood Amdega Conservatory

20'6 x 8'7 approx (6.25m x 2.62m approx)
The conservatory includes seating and dining areas and has a glazed door leading out to the garden and double glazed windows with fitted blinds to three sides, a vaulted glazed roof with blinds, feature brickwork to two walls, Cornish slate tiled flooring and two wall mounted electric heaters.

Dining Room

12'5 x 11'6 approx (3.78m x 3.51m approx)
Having a bay window overlooking the rear garden, wood panelling and a plate rail to the walls, coal effect gas fire (not tested) set in a feature brick surround with a matching hearth, arches to either side of the chimney breast with fitted shelving and a serving hatch through into the kitchen, radiator, and two beams to the ceiling.

Breakfast Kitchen

The exclusive hand-made kitchen was installed by Clive Christian and has granite work surfaces and includes a 1½ bowl enamel sink with a mixer tap set in a granite work surface which extends to three sides and has cupboards, drawers, an integrated dishwasher and automatic washing machine and tumble dryer below, a cooking Range with five rings and two ovens incorporated in a feature chimney breast with tiling to the inset walls, a shelf over and cupboards and drawers to either side, granite work surface to the left of the cooking Range with cupboards and drawers under, an integrated upright fridge and freezer, with granite work

surface with a fridge freezer, cupboards and drawers below and glazed display cabinets with lighting and shelving to the wall above, matching eye level wall cupboards with lighting under, a central island with a granite surface having an integrated microwave oven and two pull out bin cupboards below, a picture window with a fitted blind overlooking the rear garden, tiling to the walls by the work surface areas, a leaded double glazed window to the front, tiled flooring, two radiators with shelves over, recessed lighting to the ceiling, cornice to the wall and ceiling and a wood panelled door leading to the porch at the side of the property.

Side Porch

The porch has a wood panelled door with an inset glazed panel leading out to the path running along the side the house and a double glazed leaded window.

First Floor Landing

Opaque double glazed leaded window to the front, the balustrade continues from the stairs onto the landing, a double full height airing/storage cupboard and wood panelled doors lead to the bedrooms, shower room and separate w.c.

Bedroom 1

20'3 into bay x 12'6 approx (6.17m into bay x 3.81m approx)
The main bedroom has a double glazed bay window overlooking the rear garden and a double glazed window to the side, a range of wardrobes and central drawer unit extending along one wall with matching bedside drawer units and a dressing table with drawers under, radiator and cornice to the wall and ceiling.

En-Suite Bathroom

The en-suite to the main bedroom has a tiled panelled bath with chrome hand rails and a mixer tap, two arched mirror recessed panels to the tiled wall above the bath and there is lighting over the bath position, hand basin with a mixer tap set in a surface with cupboards under and a mirror and an electric shaver point to the wall above, a corner shower with a mains flow shower system, tiling to two walls and a curved glazed door and protective screens, a Dimplex wall mounted fan heater, a radiator, heated towel rail and an opaque double glazed leaded window.

Bedroom 2

12'7 x 11'6 approx (3.84m x 3.51m approx)
Bay window overlooking the gardens to the rear with a curved radiator within the bay, range of built-in wardrobes with two of the doors being mirror fronted providing shelving and hanging space, double built-in shelved cupboard with matching doors to the wardrobes and a double shelved cupboard with four drawers below, matching bedside units, cornice to the wall and ceiling and two recessed light to the ceiling above the bay window.

Bedroom 3

12'3 max x 8'8 approx (3.73m max x 2.64m approx)
Window with fitted vertical blinds overlooking the rear garden, range of wardrobes with mirror panels on two of the doors, with the wardrobes providing hanging and shelving space, recessed lighting to the ceiling and a radiator.

Shower Room

8'6 x 8'3 approx (2.59m x 2.51m approx)
Originally bedroom 4, this has been changed into a shower room and has a walk-in shower with a Mira shower, tiling to two walls and a curved glazed door and protective screens, hand basin set on a surface/dressing table with double cupboard and drawers beneath and a tiled splashback and a mirror and electric

shaver point to the wall above, electric point for a hairdryer, double glazed leaded windows to the front and side, recessed lighting to the ceiling, radiator, chrome electric towel rail and a Dimplex wall mounted heater.

Separate w.c.

The separate w.c. has half tiled walls, low flush w.c., tiled flooring and an opaque double glazed window.

Outside

The gardens are an important feature of this beautiful home and the plot is approx. ½ acre in size.

At the front of the house there is a wide driveway in front of the garage which provides off road parking for several vehicles and a path extends across the front of the house to the front door and joins to a second path from the road which leads to a gate providing access to the side of the property. There is a lawned area with established borders providing screening at the front of the property.

The rear garden has a large patio area with borders to the immediate rear of the house and two sets of steps lead to paths which extend down towards the bottom of the garden, there is a large lawned area with borders to the sides and a hedge with an archway leading to a second large lawned garden which other properties have used to build tennis courts and constructed outside buildings. The garden is kept private by having natural screening and fencing to the boundaries and there is an outside water supply and external lighting provided at the rear of the house.

Boiler House

The boiler house has a Worcester Bosch wall mounted boiler, the gas meter is housed in this room and lighting is provided.

Store Room

The store room is currently used for keeping garden equipment and has a light.

Garage

17'6 x 19'8 to 11'7 approx (5.33m x 5.99m to 3.53m approx)
The double garage is positioned to the right of the property and has electrically operated up and over door to the front, two windows to the side, a hatch with ladder leading to the loft space above the garage which has a light and there is lighting and power points provided in the garage.

Council Tax

Broxtowe Borough Council Band G

Additional Information

Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 4mbps Superfast 41mbps Ultrafast 1mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No



THIS IS AN INDIVIDUAL HOME SITUATED ON A PLOT OF APPROX. ½ AN ACRE IN SIZE ON THIS PRESTIGIOUS ROAD TO THE WEST OF NOTTINGHAM, PROVIDING THE POTENTIAL TO UPGRADE THE EXISTING PROPERTY OR BUILD A NEW HOME ON THIS LARGE PLOT.

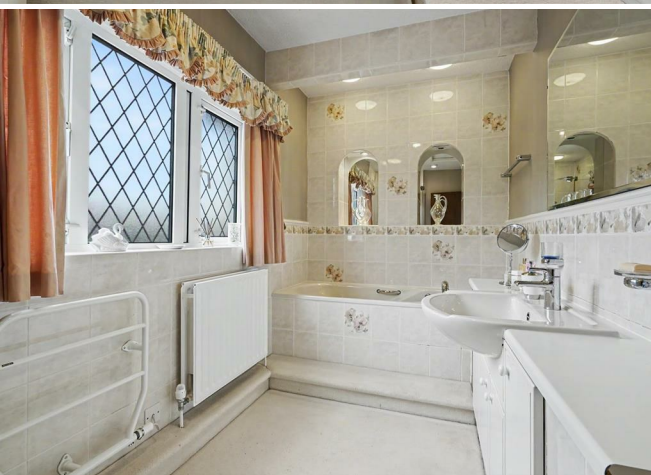
Robert Ellis are pleased to be instructed to market this individual detached property which provides well proportioned accommodation arranged on two floors. The property is being sold with the benefit of NO UPWARD CHAIN and offers the potential for the current home to be upgraded, re-developed and extended or for a new home to be built on this large plot which has the main southerly gardens at the rear of the house. For the size and layout of the existing accommodation and size of the plot and gardens at the rear to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in this beautiful home for themselves. The property is well placed for easy access to all the amenities and facilities provided by Beeston and the surrounding area and to the Queens Medical Centre, Boots and Nottingham University.

The property has an attractive appearance and is constructed of brick with part render to the external elevations with the main windows of the property being at the rear so they look over the beautiful gardens. The accommodation derives the benefits from having gas central heating and part double glazing and includes a reception hall with a ground floor w.c. off and stairs take you from the hall to the first floor. There is a through lounge with a sitting room leading through to the conservatory, separate dining room and kitchen that was fitted by Clive Christian with high quality hand-made wall and base units, granite work surfaces and several integrated appliances.



To the first floor the landing leads to the three double bedrooms, which have ranges of built-in wardrobes and other bedroom furniture. The main bedroom has an en-suite bathroom with a bath and separate shower. The original fourth bedroom has been changed into a shower room with a large corner shower and there is a separate w.c. Outside there is an adjoining double brick garage to the right hand side of the house with a wide drive in front of the garage which provides off the road parking for several vehicles. There is a path extending across the front of the house, a lawn with borders and a path leads through a gate down the left hand side of the property to the rear. The rear garden is an important feature of this beautiful home and has a patio extending across the back of the house with steps leading down to two paths which run down the garden. There is a large lawn with borders to the side and at the bottom of the garden there is a further extensive lawned area and an underground shelter. The garden is kept private by fencing and hedging and other natural screening to the boundaries.

The property is only a few minutes drive away from Beeston where a Sainsbury's, Tesco and Lidl stores can be found, as well as many other retail outlets and restaurants, Beeston Fields Golf Club provides another facility to dine and play golf. Healthcare and sports facilities are within easy reach. There are excellent schools for all ages within walking distance of the property and the Nottingham High Schools, The Elms and Trent College are only a short drive away. There are walks in nearby open countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Beeston, Nottingham and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



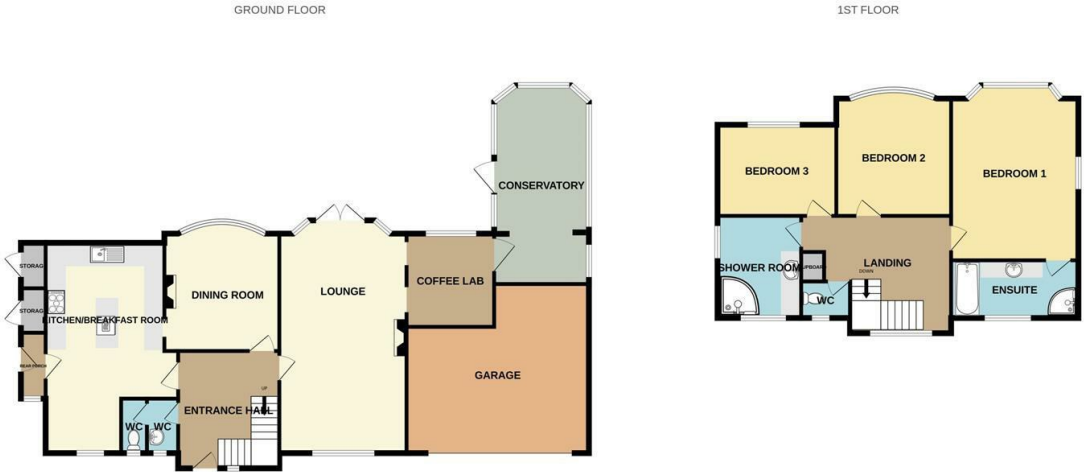




Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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	

Whilst every endeavour has been made to present a proper description of the property, these particulars do not in any way constitute either the whole, or any part, of an offer or contract. Any intending purchaser is advised to make their own independent enquiries and inspections.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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