



Audon Avenue,
Beeston, Nottingham
NG9 4AW

£595,000 Freehold



Behind this attractive and traditional façade lies an extended and versatile four-bedroom detached house.

Offering a well-presented interior with the benefit of a large conservatory to the rear and principle en-suite bedroom with walk-in wardrobe, this substantial property is considered ideal for the needs of a growing family though will appeal to a variety of potential purchaser.

In brief the generous interior comprises entrance hall, WC, sitting room, dining room, conservatory and breakfast kitchen, rising to the first floor is principle bedroom with en-suite and dressing room, two further doubles, a single bedroom and a bathroom.

Outside the property sits on a large and mature plot with a drive providing ample car-standing to the front with the garage beyond and to the rear there is a mature and private landscaped garden.

Available to the market with the benefit of chain free vacant possession and the property being situated on a small and private cul-de-sac yet extremely convenient for a wide range of local amenities including Chilwell High Road, the NET Tram, local shops, schools and parks.



A recess porch shelters the composite double glazed entrance door.

Entrance Hallway

Radiator, understairs storage cupboard, cloaks cupboard and stairs off to the first floor landing.

Downstairs WC

Fitted with a WC, wash-hand basin inset into vanity unit, tiled flooring, part tiled walls and radiator.

Sitting Room

13'10" x 11'11" (4.23m x 3.64m)

Two UPVC double glazed windows, radiator and a fuel effect gas fire with granite style hearth and Adam style surround.

Dining Room

10'4" x 9'11" (3.17m x 3.03m)

Double glazed patio doors leading through to the conservatory and radiator.

Conservatory

18'0" x 11'7" (5.50m x 3.54m)

UPVC double glazed windows, two radiators, a ceiling light with fan and UPVC double glazed patio door to the rear garden.

Breakfast Kitchen

17'6" x 10'0" decreasing to 6'7" (5.35m x 3.06m decreasing to 2.01m)

With an extensive range of fitted wall and base units, work surfacing with tiled splashback, breakfast bar, single sink and drainer with mixer tap, Leisure Range-style cooker with air filter above, integrated dishwasher, fridge, freezer, washing machine and tumble dryer, UPVC double glazed window, door to the exterior and radiator.

Integral Garage

18'8" x 10'7" (5.71m x 3.25m)

Electric up and over door to the front, pedestrian door to the rear, fitted work-surfacing with appliance space, wall-mounted cupboards.

First Floor Landing

With loft-hatch.

Principle Bedroom

13'1" x 10'7" (4m x 3.25m)

UPVC double glazed window, radiator, walk-in wardrobe with fitted shelving, hanging rail, UPVC double glazed window and radiator.

En-Suite

With fittings in white comprising WC, wash-hand basin inset to vanity unit, shower cubicle with Mira shower over, wall-mounted heated towel rail, UPVC double glazed window and extractor.

Bedroom Two

13'11" x 12'0" (4.25m x 3.68m)

UPVC double glazed window and radiator.

Bedroom Three

12'0" x 10'1" (3.66m x 3.08m)

UPVC double glazed window, radiator and fitted wardrobe.

Bedroom Four

7'9" x 7'10" (2.38m x 2.41m)

UPVC double glazed window, radiator and fitted wardrobe.

Bathroom

10'1" x 7'11" maximum overall measurements (3.08m x 2.42m maximum overall measurements)

Fitted with a WC, wash-hand basin inset into vanity unit, bath with shower handset, shower cubicle with Aqualisa shower over, tiled flooring, extractor fan, UPVC double glazed window, airing cupboard housing the boiler and hot water cylinder.

Outside

To the front the property has a block paved drive providing ample car standing with the integral garage beyond and gated access to the rear garden. To the rear the property has a generous and mature private garden with patio and outside tap, lawn, various well stocked beds and borders with mature shrubs and trees and a greenhouse and to the side the property has a gravelled area with a timber shed.



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		
	52	71
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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.