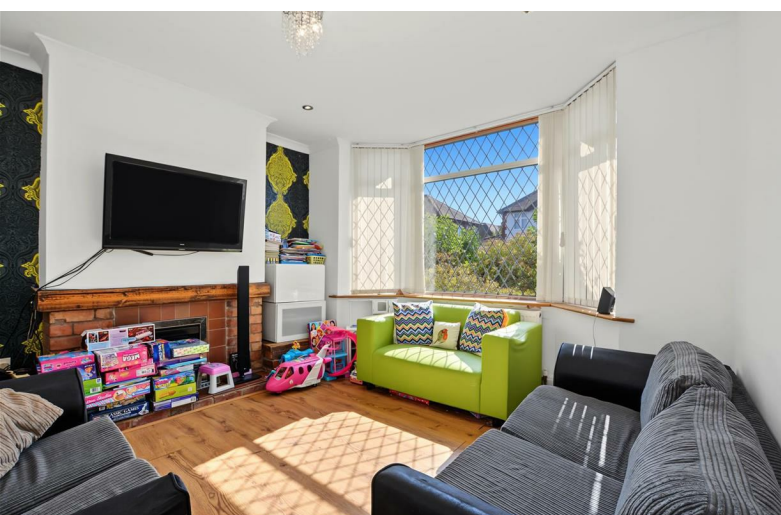




Rose Grove,
Beeston Rylands, Nottingham
NG9 1PB

£290,000 Freehold



This semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings with family.

The house features a conveniently located bathroom, ensuring comfort and practicality for everyday living. Additionally, the property includes parking, a valuable asset in this sought-after area.

Beeston Rylands is known for its vibrant community and excellent local amenities, including shops, schools, and parks, making it an ideal location for those seeking a balanced lifestyle. With good transport links to Nottingham city centre, residents can enjoy the benefits of urban living while residing in a peaceful neighbourhood.

This semi-detached house in Rose Grove is a wonderful opportunity for anyone looking to make a home in a friendly and accessible part of Nottingham. Don't miss the chance to view this property and envision your future in this lovely setting.



Entrance Hall

UPVC double glazed entrance door with flanking windows, tiled flooring, stairs to the first floor, radiator, large understairs storage cupboard and doors to the kitchen diner and lounge.

Lounge

12'5" x 10'5" (3.8m x 3.2m)

Laminate flooring, UPVC double bay window to the front, radiator, and an electric fire with tiled surround.

Kitchen Diner

18'8" reducing to 10'10" x 13'5" reducing to 9'10" (5.71m reducing to 3.31m x 4.1m reducing to 3m)

With tiled flooring, electric radiator, a range of wall, base and drawer units, work-surfaces, sink with drainer and a mixer tap, integrated electric oven with inset electric hob above and extractor fan over, tiled splashbacks, breakfast bar, space for a fridge freezer, UPVC double glazed window to the side, spotlights, UPVC double glazed patio door to the rear and door to the lean-to.

Lean-To

With space for a tumble dryer, French doors to the rear and windows to the rear and both sides.

Landing

UPVC double glazed window to the side, loft-hatch and doors to the WC, bathroom and three-bedrooms.

Bedroom One

13'5" x 10'9" (4.1m x 3.3m)

A carpeted double bedroom with double glazed window to the rear, radiator and spotlights.

Bedroom Two

10'11" x 10'4" (3.34m x 3.17m)

A carpeted double bedroom with UPVC double glazed window to the front and radiator.

Bedroom Three

7'5" x 7'0" (2.26m x 2.13m)

A carpeted bedroom, radiator, spotlights and double glazed window to the front.

Bathroom

Comprising panelled bath with mains control shower over, pedestal wash-hand basin, tiled flooring and splashbacks, radiator, UPVC double glazed window to the rear, extractor fan and spotlights.

Separate WC

Fitted with a WC, tiled flooring and part-tiled walls and window to the side.

Outside

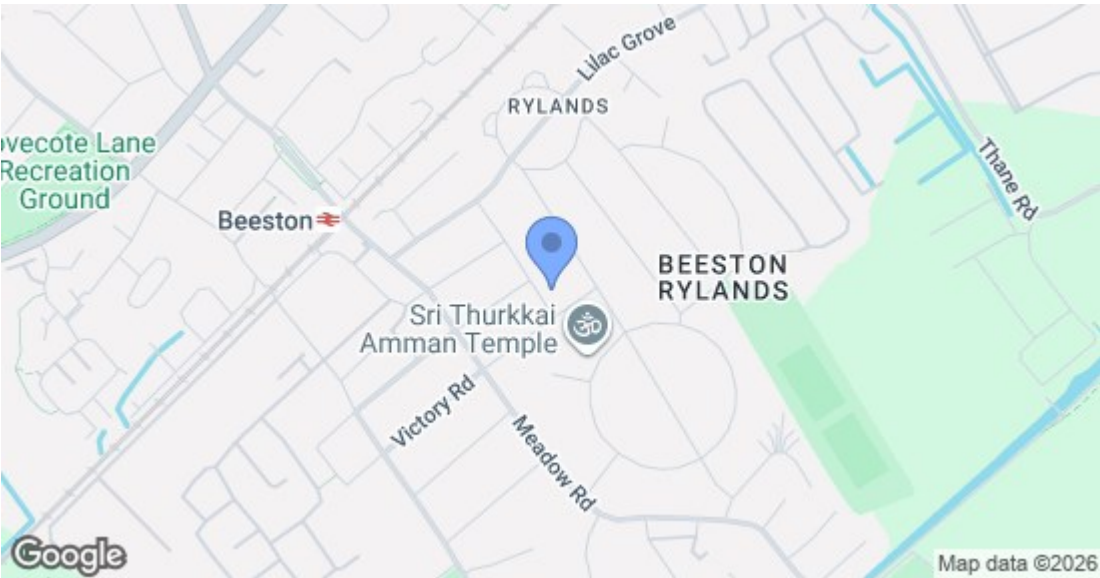
To the front of the property you will find a walled lawned garden with mature shrubs, concrete driveway and gated side access leading to the rear garden, which includes a concrete patio with a gravelled and mature garden beyond, useful storage shed, decking area and a garden room/bar.

Garden Room/Bar

19'2" x 11'3" (5.85m x 3.43m)

A timber built structure with power, currently used as a bar/games room, with French doors and windows to the front.





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 (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.