Robert Ellis

look no further...







Burleigh Square,
Beeston, Nottingham
NG9 5EW

£365,000 Freehold



This delightful bungalow presents an excellent opportunity for those seeking a comfortable and convenient home. With a well-designed layout, the property boasts one inviting reception room, perfect for relaxation or entertaining guests.

The bungalow features two spacious bedrooms, providing ample space for rest and personalisation. The bathroom is thoughtfully appointed, ensuring both functionality and comfort for daily routines.

The property provides parking space for three cars, a rare find that adds to the convenience of living in this desirable location. Additionally, the absence of a chain means that you can move in without delay, making this an ideal choice for first-time buyers or those looking to downsize.

Beeston is known for its vibrant community and excellent amenities, including shops, schools, parks and transport links including NET tram and bus routes providing direct links to Beeston Town centre and Nottingham City centre. This bungalow offers a perfect blend of tranquillity and accessibility, making it a wonderful place to call home.

Do not miss the chance to view this charming property, which is ready for you to make it your own.





Entrance Hall
A composite entrance door, floor to ceiling UPVC double glazed window to the side, fitted side board unit, loft-hatch and doors to the bathroom, lounge diner and two-bedrooms.

Bedroom One
13'3" x 10'5" (4.06m x 3.18m)
Laminate flooring, fitted wardrobes and drawers, UPVC double glazed window to the rear and radiator.

Bedroom Two
12'0" x 8'3" (3.67m x 2.53m)
A carpeted double bedroom with fitted wardrobes and drawers, UPVC double glazed window to the front and radiator.

Lounge Diner
21'9" x 19'2" (6.64m x 5.85m)
An extended carpeted reception room with three radiators, spotlights, two UPVC double glazed windows to the rear, UPVC double glazed bi-fold doors to the garden and a door to the kitchen.

Kitchen
10'10" x 9'11" (3.31m x 3.04m)
Fitted with a range of modern wall, base and drawer units, work surfaces, one-and-a-half bowl sink with drainer and a mixer tap, integrated double electric oven, integrated induction hob, tiled flooring, integrated dishwasher and fridge, breakfast bar, radiator, UPVC double glazed window to the front and UPVC double glazed door to the utility room.

Utility
21'0" x 10'6" (6.41m x 3.22m)
Tiled flooring, a range of wall, base and drawer units, work-surfaces, space for an American-style fridge freezer, plumbing for a washing machine and tumble dryer, large Belfast sink, radiator, UPVC double glazed door and window to the rear, UPVC double doors and single door to the front.

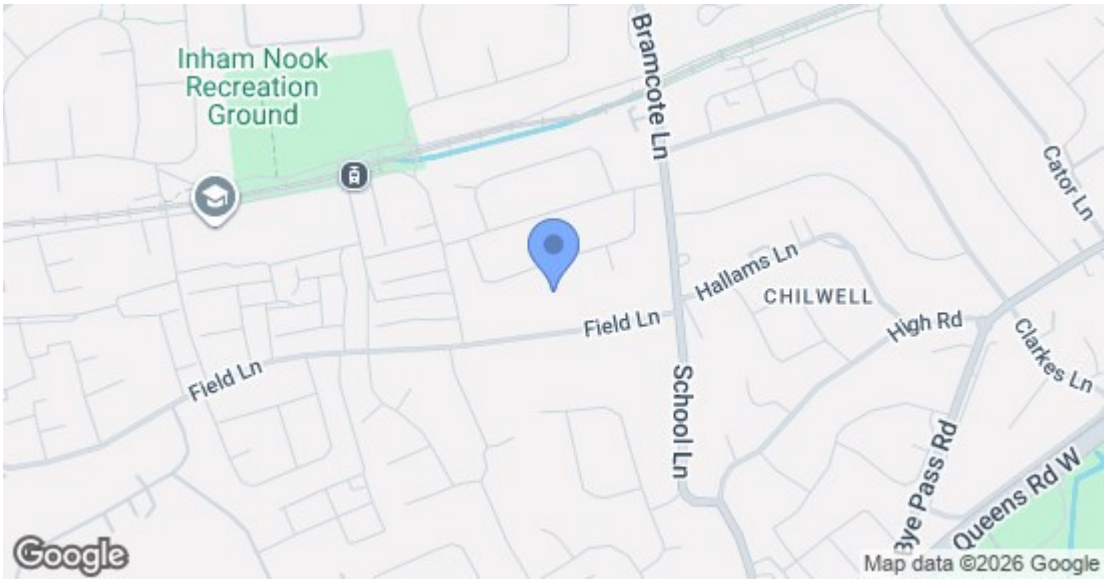
Bathroom
Incorporating a four-piece suite comprising panelled bath, shower cubicle with mains controlled shower over, wash-hand basin inset to vanity unit, WC, fully tiled walls and flooring, wall-mounted heated towel rail, UPVC double glazed window to the front and extractor fan.

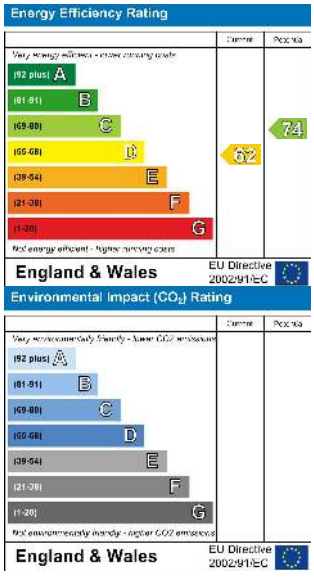
Outside
To the front of the property you will find a presscrete driveway and gated side access leading to the well-maintained private and enclosed rear garden which includes a large patio overlooking the raised artificial lawn and second patio beyond, mature trees and shrubs, useful storage shed, greenhouse and summer house with power.











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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