Robert Ellis

look no further...







Park Street,
Beeston, Nottingham
NG9 1DF

£500,000 Freehold

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This delightful period property with original character and charm presents an excellent opportunity for families and individuals alike. With no upward chain, this property is ready for you to move in and make it your own.

With accommodation arranged over three floors the property has two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout is both practical and inviting, allowing for a seamless flow between the living spaces. The four well-proportioned bedrooms provide ample accommodation, ensuring that everyone has their own personal retreat.

Additionally, the property features two bathrooms, which is a significant advantage for busy households, offering convenience and comfort for all residents.

Beeston is known for its vibrant community and excellent local amenities, including shops, schools, and parks, making it an ideal location for families. The area is well-connected, providing easy access to Nottingham city centre and beyond.

This semi-detached house on Park Street is a wonderful opportunity to secure a family home in a sought-after location. With its generous living space and practical features, it is sure to appeal to a wide range of buyers. Do not miss the chance to view this property.





Entrance Hall
With entrance door, tiled flooring, radiator, stairs to the first floor, useful understairs storage cupboard and doors to the kitchen living diner, dining room and lounge.

Lounge
12'6" x 11'5" (3.83m x 3.5m)
With wooden flooring, log burner with exposed brick surround and Adam-style mantle, radiator, double glazed bay window to the front and folding doors to the dining room.

Dining Room
14'1" x 10'5" (4.3m x 3.2m)
A carpeted reception room with gas-fire with tiled surround and hearth and Adam-style mantle, double glazed sash window to the side, vertical radiator and door to the kitchen living diner.

Kitchen Living Diner
18'8" reducing to 6'5" x 17'4" reducing to 10'4" (5.7m reducing to 1.96m x 5.3m reducing to 3.16m)
Fitted with a range of wall, base and drawer units, work-surfaces, one-and-a-half bowl sink with drainer and a mixer tap, induction hob with extractor fan over, integrated dishwasher, tiled flooring and splashbacks, integrated double oven and combi-oven, integrated fridge and freezer, five roof lights, double glazed window to the side, spotlights, breakfast bar, underfloor heating, aluminium double glazed bi-fold doors to the rear garden and and a pocket door to the utility room.

Utility Room
9'2" reducing to 5'5" x 6'3" reducing to 3'0" (2.8m reducing to 1.66m x 1.92m reducing to 0.92m)
Fitted with wall and base units, work-surface, Belfast sink with mixer tap, tiled flooring and splashbacks, underfloor heating, double glazed door to the side and rear and door to the shower room.

Shower Room
Incorporating a three-piece suite comprising large walk-in shower with mains controlled overhead shower and further shower handset, wall-mounted wash-hand basin, WC, tiled flooring and splashbacks, underfloor heating, heated towel rail, window to the front, extractor fan, spotlights and electric shaver point.

First Floor Landing
With stairs to the second floor, radiator and doors to the bathroom and two bedrooms.

Bedroom One
16'2" x 11'6" (4.93m x 3.52m)
A carpeted double bedroom with feature period fireplace with tiled hearth and surround, two double glazed windows to the front and radiator.

Bedroom Two
12'1" x 10'5" (3.7m x 3.2m)
A carpeted double bedroom with feature period fireplace with tiled hearth, radiator and double glazed window to the rear.

Bathroom
Incorporating a four-piece suite comprising roll-top bath, corner shower, pedestal wash-hand basin, WC, tiled splashbacks, heated towel rail, UPVC double glazed window to the side and a cupboard housing the boiler.

Second Floor Landing
With Velux window, built-in storage cupboard. loft-hatch, UPVC double glazed window to the front, snug-area and doors to the two bedrooms.

Bedroom Three
10'5" x 10'0" (3.2m x 3.06m)
A carpeted double bedroom with feature-period fireplace, radiator and UPVC double glazed window to the side.

Bedroom Four
10'7" x 9'6" (3.25m x 2.91m)
A carpeted double bedroom with UPVC double glazed window to the side, feature period fireplace and radiator.

Outside
Outside the property benefits from a block paved frontage with mature shrubs and gated side access leading to the utility. To the rear of the property you will find a private and enclosed garden which features a sheltered decking area with glazed roof pergola and the lawn beyond, wall lights, power points, stocked borders, mature trees and shrubs, useful storage shed, fence boundaries, large storage room and a garden pod.

Garden Pod
10'7" x 5'8" (3.24m x 1.73m)
An insulated garden room with laminate flooring, UPVC double glazed French doors with flanking windows to the front, UPVC double glazed window to the side, light and power.













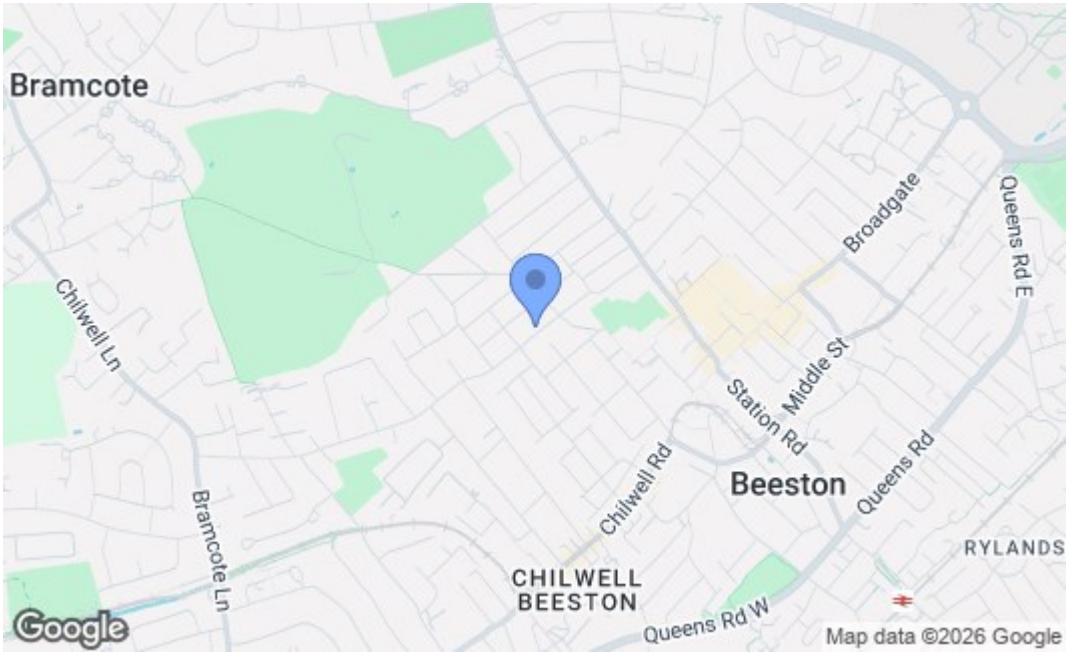

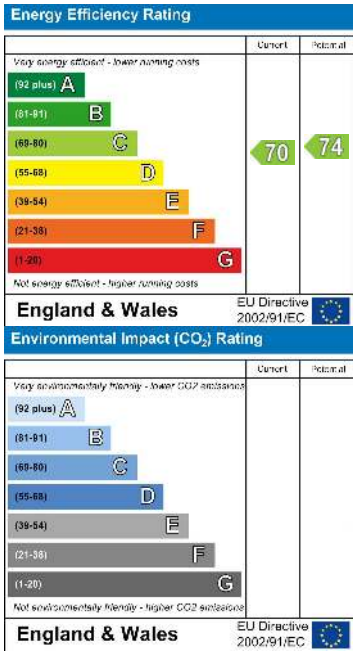

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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