Robert Ellis

look no further...







Sidney Road,
Beeston, Nottingham
NG9 1AN

£395,000 Freehold

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Behind this attractive and traditional façade lies an extended modern home that has been finished to a high standard throughout.

Benefitting from a large open plan kitchen diner and living space to the rear with feature Velux window and aluminium bi-fold doors, this fabulous house has a stylish and contemporary feel throughout and will doubtless be of appeal to a wide variety of potential purchasers.

In brief the versatile interior comprises generous entrance hall, WC, sitting room, open plan kitchen diner and living space, rising to the first floor are two double bedrooms, a further single bedroom and bathroom.

To the front the property has a drive and an established mature garden and to the rear the property has an enclosed primarily lawned garden with patio and shrubs.

Occupying a sought-after position within north-west Beeston, a short walk from Beeston town centre and well placed for other amenities such as excellent transport links, Queens Medical Centre and The University of Nottingham, this ready to move into property is considered a great opportunity.





A recess porch with tiled flooring shelters the UPVC double glazed entrance door.

Hallway
With stairs off to the first floor and radiator.

Downstairs WC
Fitted with a WC with wash-hand basin inset to the cistern, tiled walls, tiled flooring and UPVC double glazed window.

Sitting Room
14'10" x 11'1" (4.53m x 3.39m)
UPVC double glazed bay window to the front, radiator and display recess within the chimney breast.

Open Plan Kitchen Diner & Living Space
21'2" x 17'4" maximum overall measurements (6.46m x 5.29m maximum overall measurements)
With an extensive range of good quality modern fitted wall and base units, quartz work-surfacing with splashback and tiles, a Belfast style sink with mixer tap and drainer, a professional deluxe Range-style cooker with induction hob, electric ovens and warming drawers with extractor above, a Samsung American-style fridge freezer, integrated dishwasher, washing machine and washer dryer, radiator, tiled flooring with electric underfloor heating, three feature Velux windows with rain sensors and electric remote control and feature aluminium bi-fold doors leading to the rear garden.

First Floor Landing
With double glazed window and loft-hatch.

Bedroom One
12'5" x 10'4" (3.79m x 3.15m)
UPVC double glazed window, radiator and fitted ceiling fan with light.

Bedroom Two
11'8" x 10'4" (3.57m x 3.15m)
UPVC double glazed window, radiator, fitted wardrobe and cupboard housing the boiler.

Bedroom Three
9'4" x 6'6" (2.85m x 1.99m)
UPVC double glazed window and radiator.

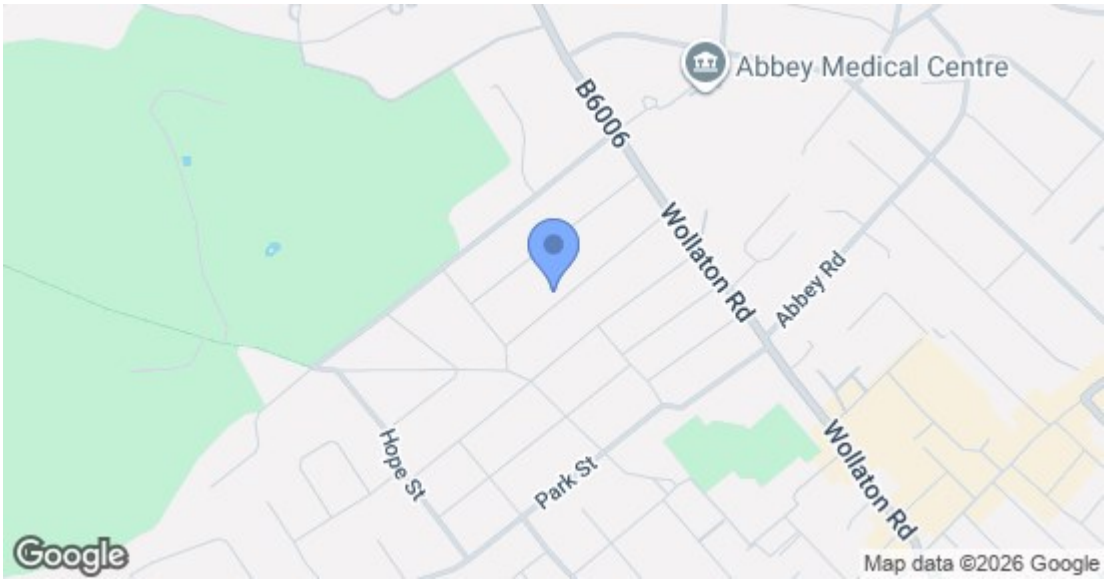
Bathroom
With modern fitments in white comprising WC, pedestal wash-hand basin with shaver point, P-shaped bath with mains control overhead shower and further shower handset, wall-mounted heated towel rail, fully tiled walls, UPVC double glazed window, extractor fan and tiled flooring with electric underfloor heating.

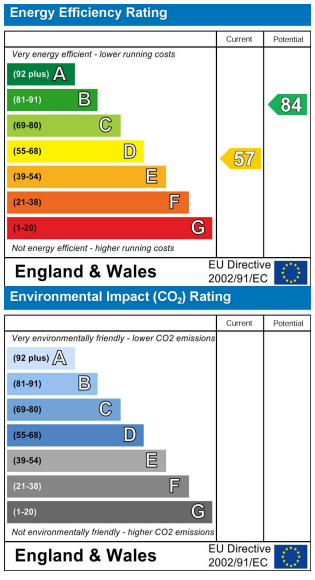
Outside
To the front of the property there is a drive providing car standing and an established garden with mature shrubs, gated access leads along the side to the rear garden. To the rear the property has an enclosed and mature private garden with patio, outside tap, lawn, well stocked beds and borders with mature shrubs and trees and a timber shed.











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.